



- CHARACTER HOME IN RURAL SETTING
- THREE DOUBLE BEDROOMS
- 15'3" LOUNGE
- FEATURE SOUTHERLY ASPECT REAR GARDEN
- SCOPE TO EXTEND STPC
- NO ONGOING CHAIN



**Clapham Common**  
Worthing BN13 3UR

**Guide Price £300,000**

This property has bags of character and sits in the rural setting of Clapham and offers superb views. There are excellent transportation links and Worthing town centre is a short distance away. As you would expect of this location, there is plenty of the countryside to enjoy with many outstanding walks just on your doorstep. Accommodation comprises a 15'3" lounge, kitchen, three double bedrooms, bathroom and separate cloakroom. Outside is a long Southerly aspect rear garden with views over fields. The property also lends itself to an extension to the rear subject to suitable planning being obtained. Photographs are historical and are for guidance. Viewings are strongly recommended to appreciate it fully.

### Entrance Hall

Accessed via a double glazed door. Door to

### Lounge 15' 3" x 10' 2" (4.64m x 3.10m)

Two double glazed windows to the front. Multi fuel log burner. Under stairs storage cupboard plus additional storage cupboard. Two wall mounted heaters.

### Kitchen 8' 6" x 7' 9" (2.59m x 2.36m)

Part tiled with two double glazed windows to the rear overlooking the garden. Roll edge work tops with inset stainless steel single bowl, single drainer sink unit with mixer tap. Space and plumbing for both a washing machine and dishwasher. Space for a cooker. Range of base units and drawers with matching wall mounted cupboards.

### Family Bathroom 8' 0" x 4' 3" (2.44m x 1.29m)

Part tiled with double glazed window to the rear. Panel enclosed bath with wall mounted electric shower over. Wash hand basin. Shelving. Radiator.

### Inner Hall/Utility Area 8' 4" x 2' 8" (2.54m x 0.81m)

L-shaped with space for a fridge freezer. Double glazed door leading to the rear garden.

### Cloakroom

Part tiled with double glazed window to the rear. Low level WC. Corner wash hand basin.

### First Floor Landing

Double glazed window to the rear overlooking the garden and fields.

### Bedroom 1 12' 1" x 10' 5" (3.68m x 3.17m)

Two double glazed windows to the front. Fireplace. Wall mounted heater.

### Bedroom 3

Two double glazed windows to the rear. Wall mounted heater.

### Bedroom 2 17' 3" x 12' 2" (5.25m x 3.71m)

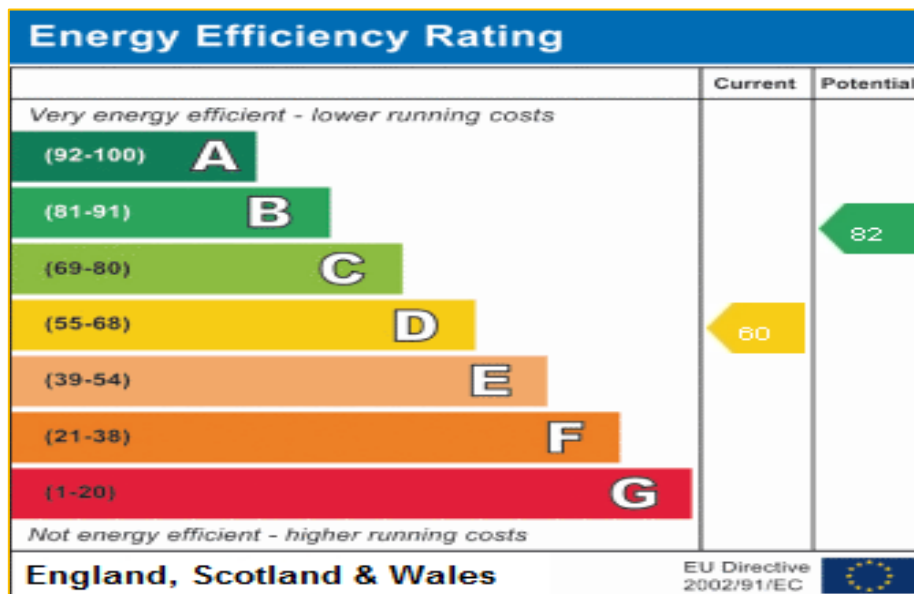
Situated on the second floor with two Veluxe style windows to both the front and rear. Walk in eaves storage space. Wall mounted heater.

### Rear Garden

Being of a Southerly aspect, this enclosed feature garden has an extensive area of lawn, a paved patio area. There is also a private retreat style area to the end of the gardens with views looking out over fields.

### Front garden

Area of lawn.



traditional values modern thinking



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