

Church Close, Clapham BN13 3XP

Guide Price **£575,000**

Jacobs | Steel



Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Council Tax Band: E

- Detached House
- Three Double Bedrooms
- Stunning Countryside Views
- Kitchen/Breakfast Room
- Lounge & Dining Area
- Study
- Bathroom & En-Suite
- Well Presented
- Double Garage
- Off Road Parking

This beautifully presented detached house offers three double bedrooms, versatile reception spaces, and stunning countryside views, all complemented by a double garage and ample off-road parking. Located in Clapham, this home provides a perfect blend of peaceful rural surroundings with convenient access to local amenities.











Internal

Upon entering, you are greeted by a spacious entrance hall and inviting living spaces designed for comfort and modern living. The heart of the home features a well-appointed kitchen/breakfast room, ideal for everyday dining and culinary pursuits along with casual dining. There are two distinct reception rooms, a spacious lounge with beautiful countryside views, and a dedicated dining area, offering flexible layouts for entertaining and relaxation. Additionally, a separate study provides a quiet space for home working or reading. Ground floor wc is an added bonus to the ground floor. The property boasts three comfortable double bedrooms. The main bedroom benefits from a private en-suite, while a further well-maintained family bathroom serves the remaining bedrooms, ensuring convenience for all. Every room has been thoughtfully presented, creating a welcoming atmosphere throughout.

External

The property sits within a lovely plot, offering an attractive front and rear garden space perfect for outdoor enjoyment. The rear garden has a patio area and shrub borders as well as a storage area with a shed, gated access to the front. The highlight of the external features includes a double garage, providing secure parking and additional storage options. Further off-road parking ensures ample space for vehicles. The surrounding area offers stunning countryside views, enhancing the sense of peace and tranquility.

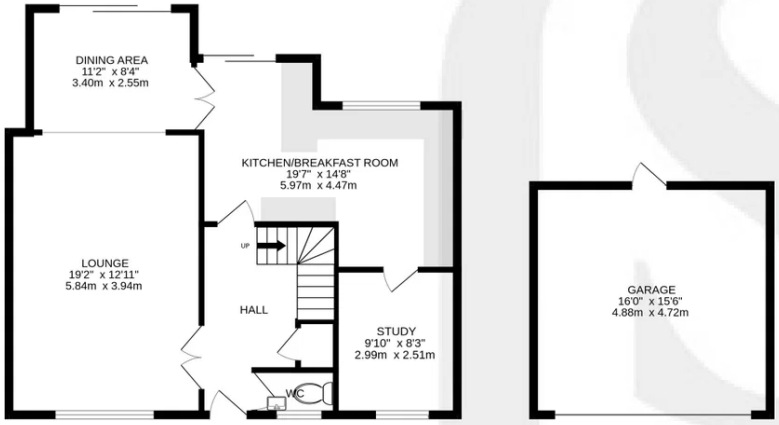
Situated

Clapham is perfectly positioned within the South Downs National Park, this home enjoys the best of countryside living with excellent connectivity. The charming villages of Clapham and Patching offer scenic footpaths, a village green with tea rooms, and a welcoming local primary school and village hall. The vibrant communities of Findon and Angmering are just a few miles away, providing a range of shops, pubs, restaurants, and amenities. Angmering railway station is nearby for easy London and coastal connections, and road links via the A24 and A27 make commuting to Arundel, Chichester, Worthing, and Brighton simple. East Preston beach is also just a short drive away, offering coastal charm alongside countryside beauty.

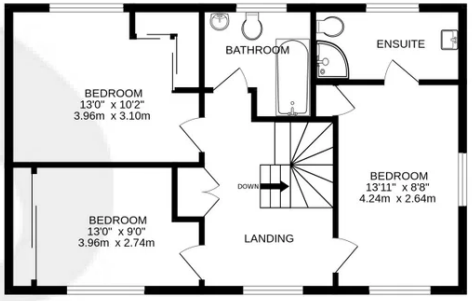




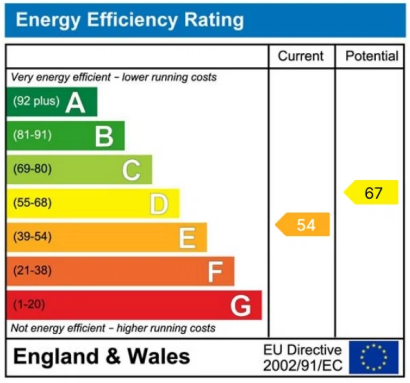
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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