



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

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9 Church Close, Clapham, BN13 3XP  
Guide price £550,000





# 9 Church Close

, Clapham, BN13 3XP

- Large lounge/diner
- Refitted ground floor shower room/wc
- Refitted en-suite to master
- Integral garage
- Viewing recommended
- Refitted kitchen/breakfast room
- Four first floor double bedrooms
- Refitted family bathroom
- Lovely Westerly views
- Call now to view

A spacious and beautifully presented four double bedroom, four bathroom detached family home, ideally situated in a desirable semi-rural location, enjoying attractive westerly views across open fields and towards the Downs. This impressive property provides versatile and well-appointed accommodation throughout, making it an ideal family purchase.

The ground floor features a welcoming entrance hallway with useful storage and internal access to the integral garage. Double doors open into a superb, extended open-plan lounge/dining room measuring over 22ft, creating a fantastic living and entertaining space. This light-filled room benefits from an attractive log burner, multiple radiators, and large double-glazed windows, along with sliding patio doors providing direct access to the rear garden.

The property also boasts a stylish refitted kitchen/breakfast room, fitted with granite surfaces and a comprehensive range of base and wall units. Integrated appliances include a dishwasher, with additional space for further white goods and a cooker. A charming breakfast area is enhanced by a westerly-facing bow window, allowing for plenty of natural light, while a side door provides convenient access to the outside.

Completing the ground floor is a modern refitted shower room with WC, finished with contemporary tiling and fittings.

To the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from a refitted en-suite shower room, while two of the bedrooms enjoy delightful far-reaching views over the surrounding countryside. A further highlight is the refitted family bathroom, featuring a modern white suite.

Externally, the property offers a well-maintained front garden and a private driveway providing off-road parking, leading to an integral garage with power, lighting, and an oil-fired boiler.



- Entrance hall 22'0 x 5'0 (6.71m x 1.52m)
- Kitchen/breakfast room 19'11 x 8'9 (6.07m x 2.67m)
- Extended lounge/diner 23'5 x 22'0 (7.14m x 6.71m)
- Ground floor modern fitted shower room
- Stairs to first floor landing with access to loft
- Bedroom one 12'11 x 9'7 (3.94m x 2.92m)
- En-suite
- Bedroom two 9'10 x 12'0 (3.00m x 3.66m)
- En-suite
- Bedroom three 11'7 x 10'3 (3.53m x 3.12m)
- Bedroom four 11'8 x 8'0 (3.56m x 2.44m)
- Modern fitted family bathroom 6'6 x 6'10 (1.98m x 2.08m)
- Integrated garage with up & over electric doors  
8'0 x 18'0 narrowing to 15'0 (2.44m x 5.49m narrowing to 4.57m )
- Off road parking

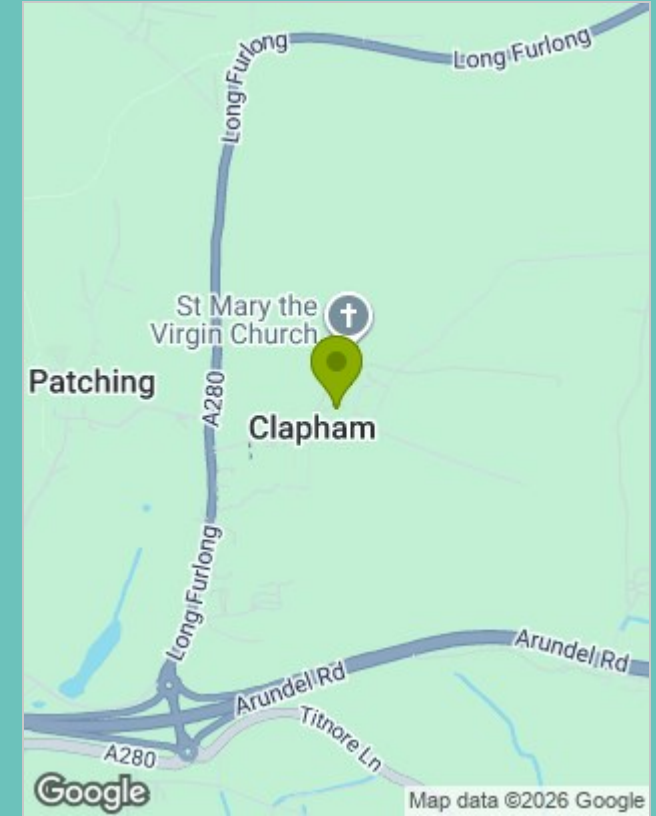




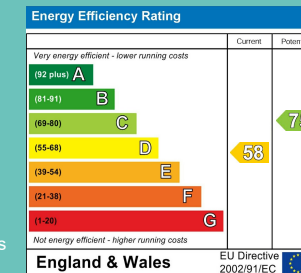
# Floor Plans



# Location Map



# Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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