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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  
Kitchen/breakfast room  
Lounge/diner  
Ground floor shower room  
Stairs to first floor landing  
Bedroom one  
En-suite shower room  
Bedroom two  
En-suite  
Bedroom three  
Bedroom four  
Family bathroom  
Integral garage

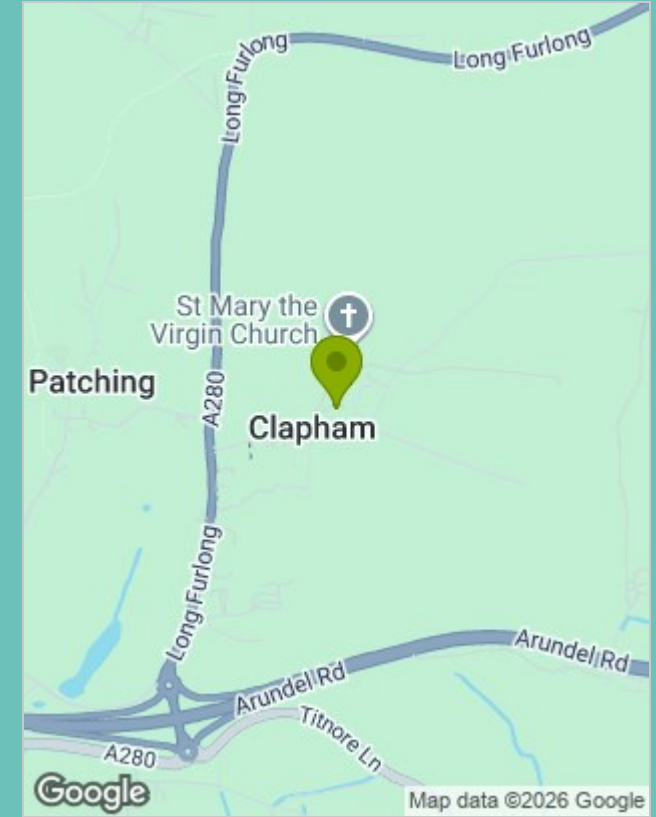




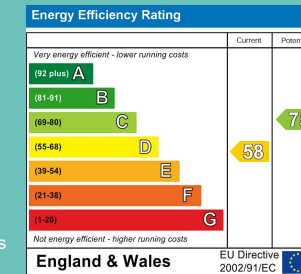
# Floor Plans



# 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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