



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



4 Church Close

Clapham, Worthing, BN13 3XP

Guide price £500,000

Freehold Council Tax Band E



Guide Price £500,000 - £525,000.

James & James Estate Agents are delighted to bring to the market this CHAIN FREE detached family home, situated within this Rural Position.

The accommodation in brief comprises entrance hall, DOUBLE ASPECT lounge, UpVc double glazed conservatory, kitchen/ breakfast room, additional conservatory leading to rear garden.

Landing with access to loft space, THREE DOUBLE BEDROOMS with bedroom one & two with stunning COUNTRY VIEWS and a bath & shower room.

Externally, there are gardens to three sides and a portion of the green adjacent to the road also belongs to the property. There is also off road parking and a GARAGE with up and over door.

Other benefits include double glazing and central heating powered by an oil fired boiler with new tank.

In our opinion, internal viewing is considered essential to appreciate the potential of this DETACHED family home.

Situated in Clapham Village, there is a local school and offers great access to the A27 & A24. Countryside walks are close by and Worthing Town Centre with its more comprehensive range of pedestrianised shopping facilities is approximately 5 miles distance.

### Entrance Hall





- Ground Floor Cloakroom
- Under Stairs Storage Cupboard
- Bayfront Lounge With Pleasing Outlook  
20'10 x 13" (6.35m x 3.96m)
- Conservatory  
12'2 x 11'8 (3.71m x 3.56m)
- Kitchen/Breakfast Room  
15'10 x 10" (4.83m x 3.05m)
- Second Conservatory/ Garden Room  
7'5 x 12'6 (2.26m x 3.81m)
- First Floor Landing
- Bedroom One With Rural Views  
20'9 x 8'10 (6.32m x 2.69m)
- Bedroom Two With Rural Views  
13'2 x 9'10 (4.01m x 3.00m)
- Bedroom Three  
13'3 x 10" (4.04m x 3.05m)
- Bath & Shower Room  
7" x 8" (2.13m x 2.44m)
- South Facing Rear Garden
- Side Garden
- Off Road Parking
- Garage

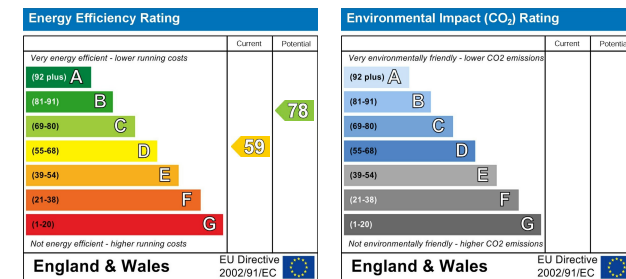
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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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