



The Street, Clapham, Worthing, BN13 3UU

Freehold

Traditional flint-built character semi-detached period house • Two bedrooms • Two reception rooms • Downstairs cloakroom • Car port, garage and driveway • Beautiful gardens • Built in 1846 • Planning permission granted for extension • For more information visit the [Cooper Adams website](#)

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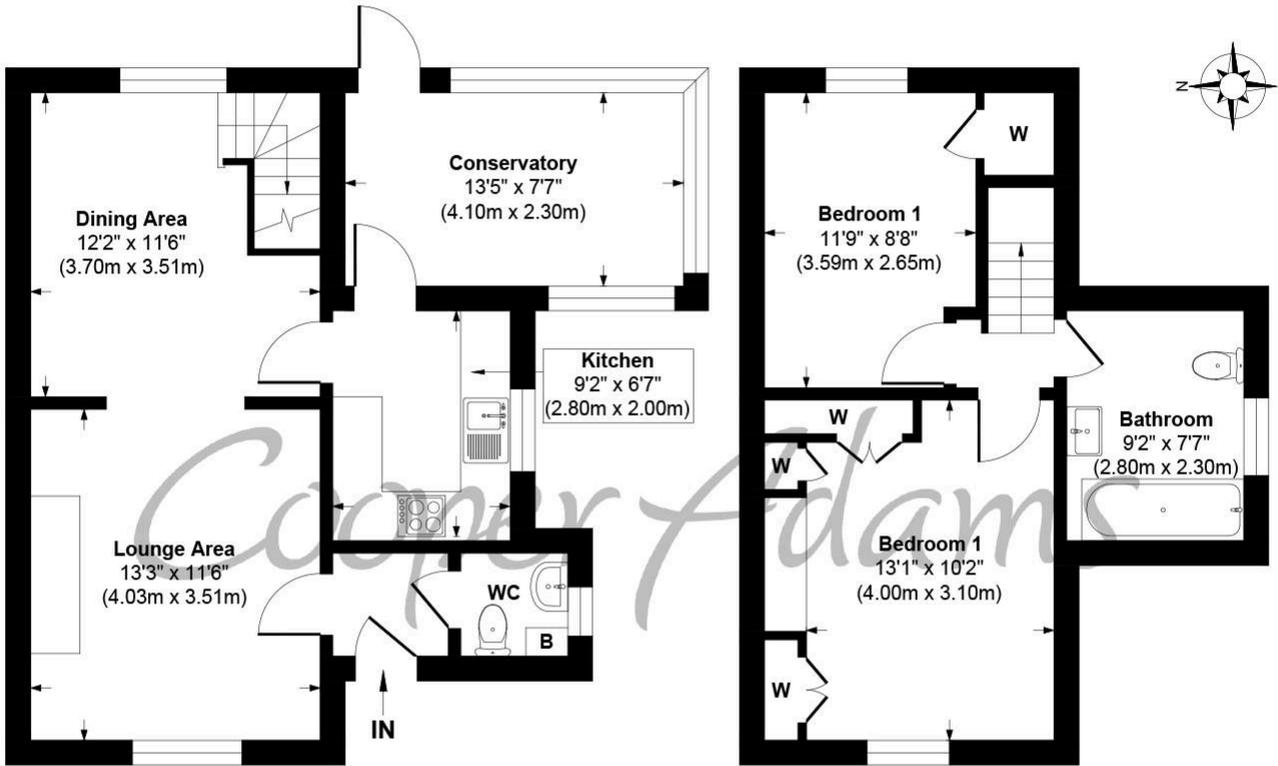
A beautifully maintained traditional flint-built semi-detached home dating back to 1864, full of charm and period character. The property retains many original features, including exposed beams and a warm, homely atmosphere. The home is entered through a bright conservatory leading into a fully fitted kitchen and dining room with attractive exposed beams. The cosy sitting room features a working brick fireplace, creating a charming focal point. The ground floor also includes a cloakroom WC and a recently installed boiler (2024). Upstairs are two double bedrooms, both with fitted wardrobes, along with a well-appointed family bathroom with bath, overhead shower and underfloor heating. Outside, the property sits on a generous plot with beautifully maintained gardens enclosed by traditional flint walls, offering privacy and space for outdoor seating and dining. A long gravel driveway provides ample off-road parking and leads to a single garage, car port and an outbuilding used for white goods. The property also benefits from planning permission to extend the kitchen, add a third bedroom, and reposition the garage to create a double garage with a room above offering excellent potential to further enhance the home.



Living in Clapham offers beautiful walks, stunning views, and lush green spaces. The village, located in the Arun district of West Sussex near Worthing, features a tight-knit community. Its main road, "The Street," is lined with charming homes, a local school, and a historic church, creating a picturesque setting perfect for families and nature lovers.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.





Ground Floor
Approximate Floor Area
 530 sq. ft
 (49.23 sq. m)

First Floor
Approximate Floor Area
 367 sq. ft
 (34.09 sq. m)

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Approx. Gross Internal Floor Area 897 sq. ft / 83.32 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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