

## Brickyard Cottages, Long Furlong, Clapham, BN13 3XU

Freehold

Modern semi-detached four bedroom house in immaculate order over three floors • Open plan kitchen/dining/sitting room • Two bathrooms • Off-street parking for two cars • Small independent development • For more information visit the Cooper Adams Website

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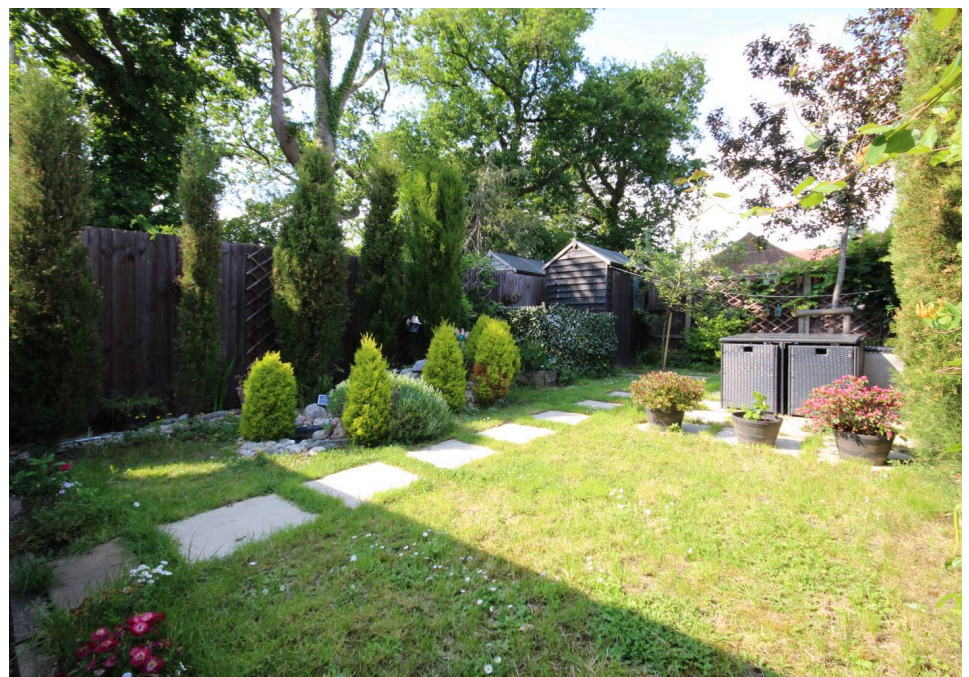
This modern four-bedroom semi-detached house is presented in immaculate condition and situated within a small, independent development. Designed with contemporary family living in mind, the property spans three floors and offers a stylish blend of comfort and practicality. On the ground floor, a spacious open-plan kitchen, dining, and sitting area creates a welcoming heart to the home, ideal for both relaxed family life and entertaining guests. There is also a downstairs cloakroom for added convenience. A modern extension at the rear enhances the living space further, opening directly onto the garden and providing a seamless connection between indoor and outdoor living. The first floor comprises of three bedrooms, the main bedroom with a sleek en-suite shower room, two further bedrooms and a beautifully appointed family bathroom. The fourth bedroom is located on the second floor complete with walk-in wardrobe.

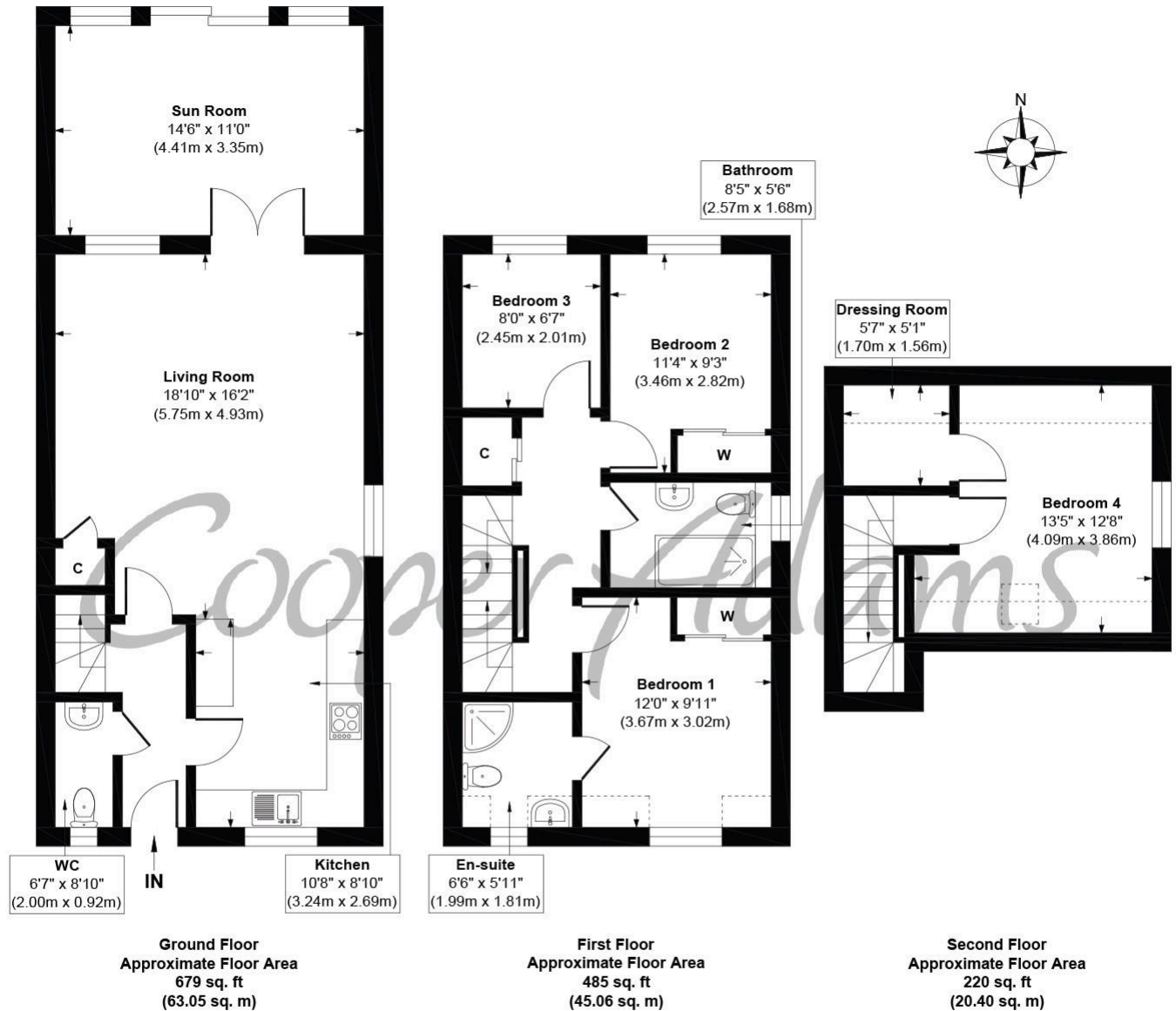
This home also benefits from off-street parking for two vehicles, making it as convenient as it is stylish. Its location within a quiet, well-maintained development adds to its appeal, offering privacy while remaining close to local amenities.



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.

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.





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**Approx. Gross Internal Floor Area 1384 sq. ft / 128.51 sq. m**

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

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