



The Street, Clapham, BN13 3UU

Freehold

Stunning detached four bedroom farmhouse in rural village • Large kitchen/breakfast room • Double garage and outbuildings
 • Currently registered as a working small holding • Five acres of land • Equestrian facilities • Within The South Downs National
 Park • Easy access to the A27

Cooper Adams

Positioned at the end of a quiet country lane in the highly sought-after Clapham, a rural village within the stunning South Downs National Park. This detached four-bedroom farmhouse offers a rare opportunity to live the perfect blend to countryside lifestyle. Set within approximately five acres of grounds, this beautifully updated character home blends charm with modern touches and self-sufficient living potential.

The property is currently registered as a working smallholding and features a productive orchard, paddocks, equestrian facilities, and outbuildings. —ideal for those that would like to keep livestock. The heart of the house is a large, well-appointed kitchen/breakfast room, complemented by two spacious reception rooms, a dedicated study, and a stylish family bathroom. The formal gardens offer a sunny seating area and green open space, while the adjoining fields have been set up for chickens, grazing animals, and further planting. There is a double garage and plenty of parking. Additional outbuildings include various storage rooms, summer house and garden room.

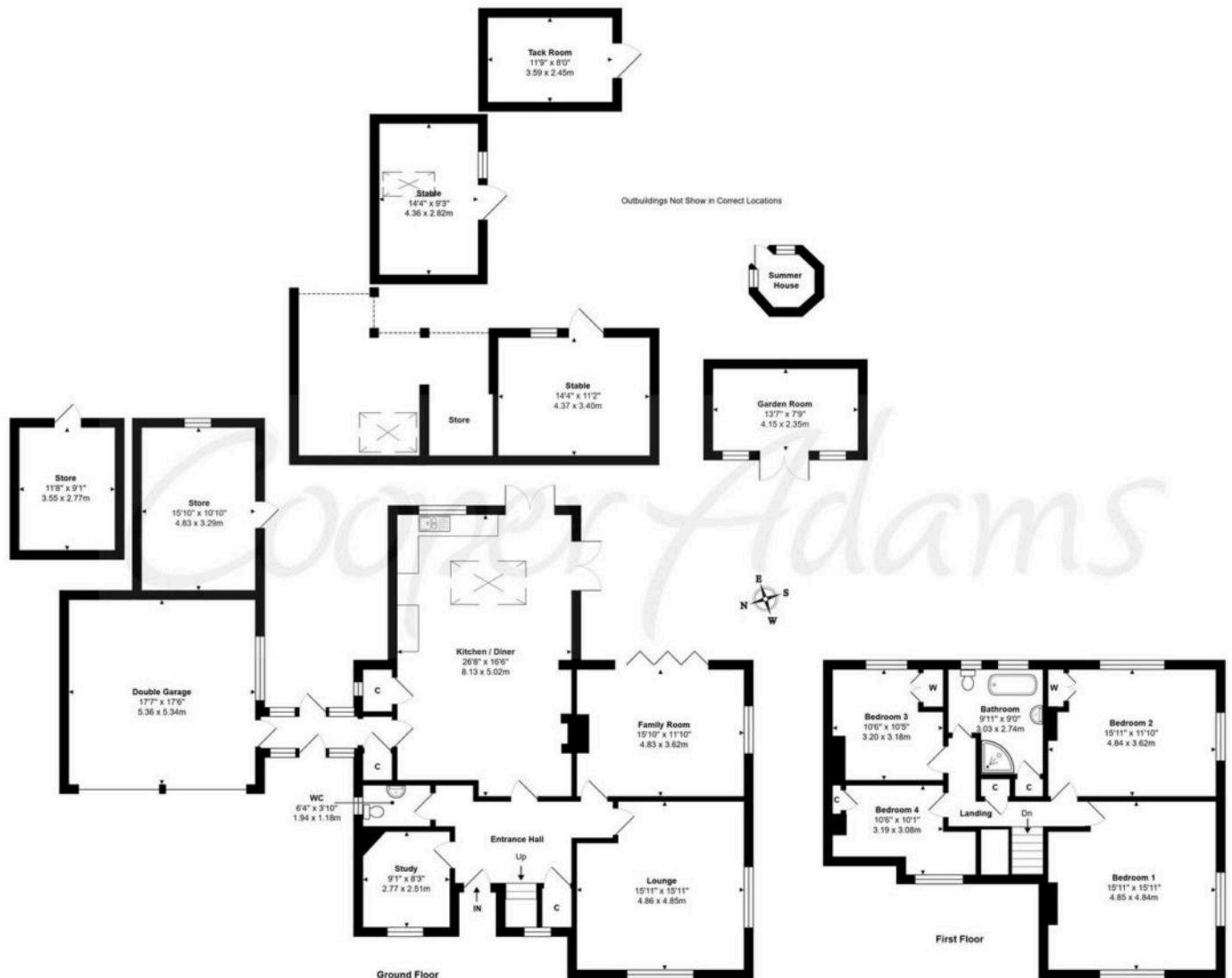


Living in Clapham offers beautiful walks, stunning views, and lush green spaces. The village, located in the Arun district of West Sussex near Worthing, features a tight-knit community. Its main road, "The Street," is lined with charming homes, a local school, and a historic church, creating a picturesque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



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Total Approx. Floor Area 3179 sq' ... 295.3 m² (Includes Double Garage & Outbuildings)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by the agent (2023).



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