

NORTH BARN
HOE LANE
Flansham, Felpham
West Sussex



Offers in Excess of £550,000 (Freehold)

A contemporary, single story, semi-detached barn conversion offering well-designed accommodation within a semi-rural setting, close to local amenities.

FEATURES:

- Vaulted open-plan kitchen/dining/living room, 24'4" x 15'10" (Max)
- Free-standing log burner
- Kitchen fitted with timeless white cabinets, stone counter tops and integrated appliances
- Two bedrooms; Bedroom 1 with a wall of fitted wardrobes
- Well-proportioned bathroom, with bath and separate shower
- Gated front driveway, with off-road parking for 2/3 cars & E.V. charger
- Low maintenance, enclosed, south-west facing rear garden with patio and lawn

NORTH BARN

HOE LANE

Flansham, Felpham
West Sussex



SITUATION

The property is tucked away in a quiet, no-through lane, in the hamlet of Flansham, a semi-rural location close to the villages of Felpham and Middleton-on-Sea. The neighbouring seaside villages offer a wide range of amenities and recreational facilities, including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries, and good transport links to Felpham, Middleton-on-Sea, Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. A good mix of larger grocery superstores are also located within a 5-minute drive. Chichester Festival & Minerva Theatres offer a good selection of entertainment, and the Goodwood Estate hosts a wide range of events throughout the year. The beautiful South Downs with its National Park status offers a host of leisure and outdoor pursuits and activities. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



NORTH BARN

HOE LANE

Flansham, Felpham

West Sussex

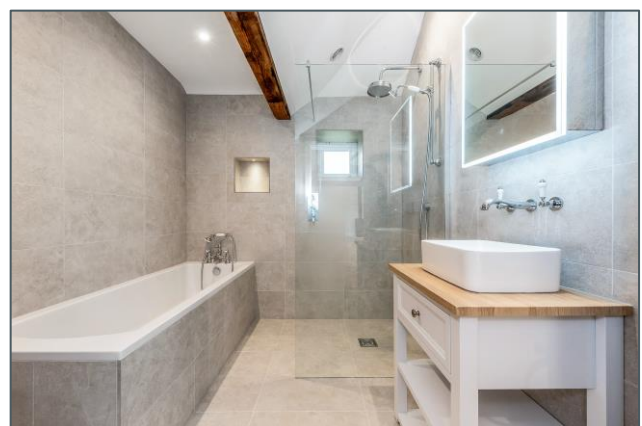


DESCRIPTION

The property is accessed via a fully enclosed porch/boot room with radiator and fitted storage, which opens into the 24ft long open-plan kitchen / dining / living room. The beautiful, beamed, vaulted ceiling and expanse of glass, gives the whole area a sense of light and space, with doors opening to the front and rear gardens, creating a magnificent entertaining space. The free-standing log-burner provides a focal point for seating or dining – the space being totally flexible to suit individual needs. The neutral colour scheme and expanse of wooden flooring, creates a blank canvas for creating a functional or creative environment. The kitchen area is fitted with a range of units and integrated appliances and flooded with light from the remote velux windows. The bedrooms are situated to the side of the barn; Bedroom 1 has a full wall of fitted wardrobes including a dressing table within a double cupboard with backlit mirror and power. Bedroom 2 has a double fitted cupboard. Both bedrooms are wired for wall mounted TV with USB power sockets. The family bathroom, located between the two bedrooms, benefits from a bath, separate walk-in shower and pedestal mounted wash hand basin, W.C., underfloor heating and heated hand towel rail.

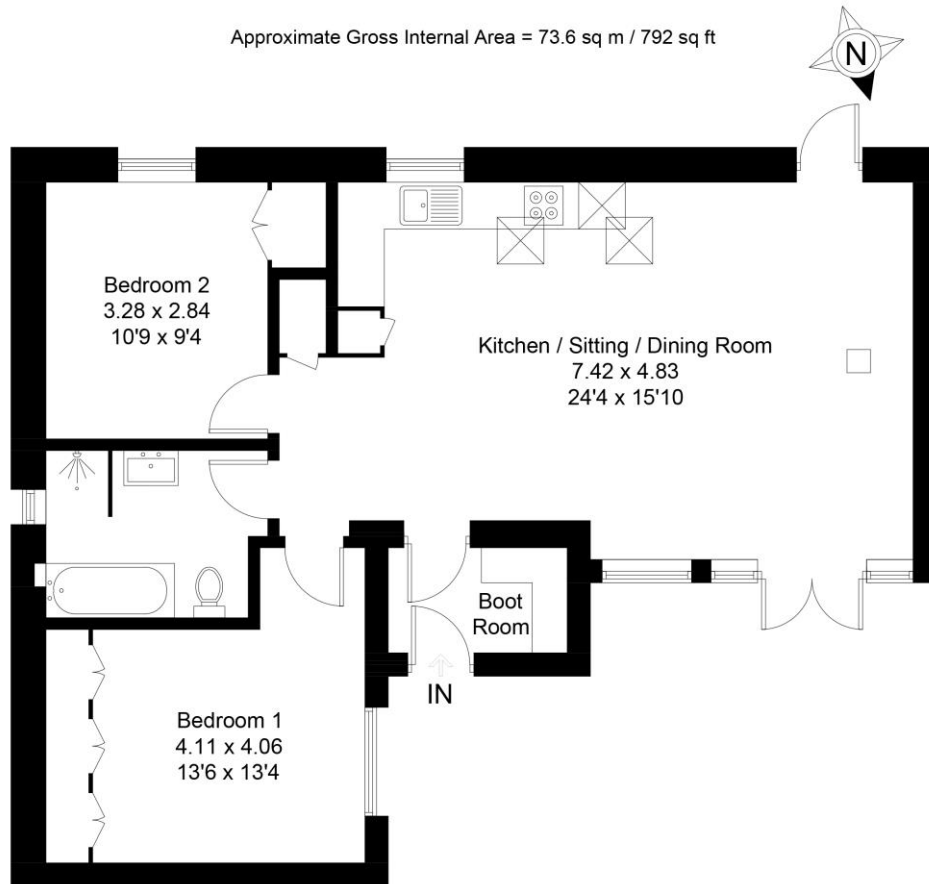
The low maintenance, fully enclosed rear garden, has a large terrace for seating and entertaining. It enjoys a south-westerly aspect and has been additionally landscaped with a smaller terrace, a lawn and raised areas for planting.

At the front of the property is an electric/remote 5 bar gate and separate pedestrian entry, giving access to the driveway with off-road parking for several vehicles and storage space for logs and other items. A strip of lawn compliments the tiled pathway and patio located directly in front of the barn. We would highly recommend an inspection, both inside and out, to appreciate the presentation and finish of this property, and its surrounding environment.



FLOOR PLAN:

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



Ground Floor

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1286459)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk