



North Barn, Hoe Lane, Flansham, West Sussex

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North Barn, Hoe Lane, Flansham, West Sussex PO22 8NT

A stylish barn conversion set in semi-rural country lane in the sought after hamlet of Flansham

Arundel 6.8 miles, Chichester 9 miles, Brighton 27 miles, London Gatwick Airport 45 miles

Vestibule | Open-plan Kitchen/dining/sitting room | 2 Bedrooms | Family bathroom | Off-road parking | Outdoor storage | Garden | EPC rating E

The property

A former farm building transformed into a contemporary single-storey home, North Barn features brick and flint elevations and offers well-designed, light and airy accommodation. Neutral décor creates an ambience of calm, and beautiful wood flooring extends from the vestibule to the reception area providing practicality and cohesion to the living environment. This convivial space showcases a vaulted ceiling, with exposed rafters, and is flooded with natural light courtesy of skylight windows and a wall of glass, with French doors to one aspect and an external door to the other allowing a seamless transition to the outside. A modern freestanding log-burner offers a warming focal point and the perfect spot for a relaxed seating zone, whilst there is ample space for dining alongside the kitchen. Fitted with on-trend, white cabinetry, stone worksurfaces and integrated appliances, the kitchen also features a Belfast sink.

The property offers two bedrooms which occupy the south-easterly wing and are positioned either side of a well-proportioned family bathroom with bath-tub and separate walk in shower. The principal room features a length of fitted wardrobes to one wall, whilst the

second room also offers the benefit of a built in wardrobe.

Outside

North Barn is accessed via a private road. At the frontage a timber five-bar electric vehicular gate, with pedestrian access adjoining, opens onto a gravelled area providing parking for cars. A paved pathway to the entrance links to a patio setting adjoining the home, with an area of lawn and timber edged-beds enhancing the visual appeal of the property. The south-west facing rear garden has been neatly landscaped with grass and paving offering spots for al fresco dining and relaxation. Stone-edged planting pockets provide an opportunity to cultivate herbs and floral displays and a timber outbuilding offers a storage facility.

Location

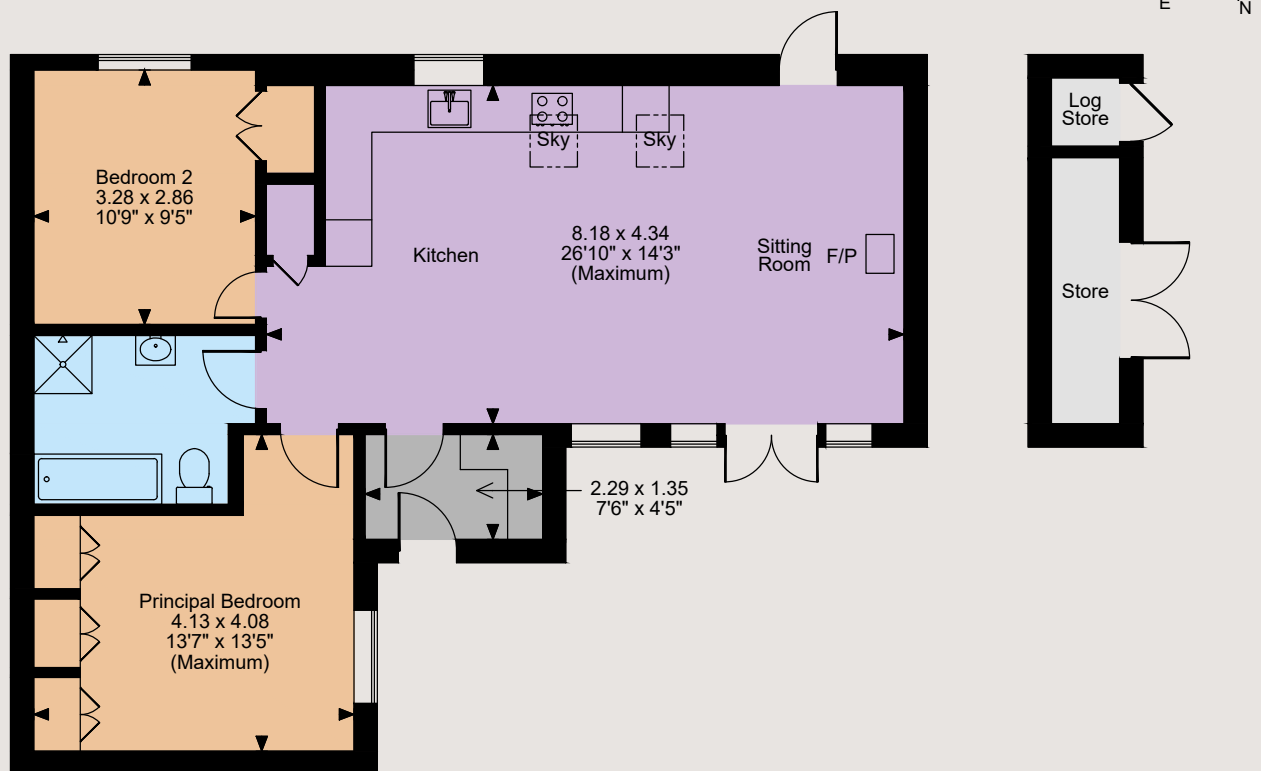
The property occupies a tucked-away semi-rural position on a tranquil, no-through lane in Flansham which offers a local convenience store with post office and community centre. The nearby villages of Middleton and Felpham provide additional amenities for day-to-day needs, with a Sainsbury superstore within reach on the outskirts of Bognor Regis. With the beach just 1.5 mile distant, sea sports and shoreside promenades can be enjoyed and for sailing enthusiasts, there is an active sailing club in Felpham. Well-regarded schooling in the vicinity includes a local primary school in Felpham and a Community College, with Westbourne House and The Prebendal School in Chichester. Nearby Littlehampton offers the famous East Beach Cafe designed by Thomas Heatherwick, whilst Arundel showcases an historic Cathedral and Castle. The cathedral City of Chichester provides comprehensive retail, leisure and cultural amenities including the renowned Chichester Festival Theatre and Pallant House Gallery, with the Goodwood Estate just to the north. Chichester station offers services to London (Victoria) and Bognor Regis provides services to London (Victoria) via Gatwick.





Floorplans

House internal area 759 sq ft (71 sq m)
 Outbuilding internal area 42 sq ft (4 sq m)
 Total internal area 801 sq ft (74 sq m)
 For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From the A27 Bognor Road Roundabout, take the exit onto the A259. Follow the road for 4.6 miles to the Oldlands Way Roundabout and take the 1st exit to the A29, then the 2nd exit to rejoin the A259. Continue along the Felpham Relief Road and on reaching Felpham at the roundabout take the 1st exit to join Hoe Lane. Follow the road for approximately 160 metres and turn onto the right-hand lane where the property will be found on the right.

General

Local Authority: Arun District Council

Services: Mains electricity & water

Mobile Phone Coverage/broadband:

Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: TBC

Tenure: Freehold

Guide Price: £595,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Chichester

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