





## The Pottery, Bognor Regis

Delightful Grade II Listed Cottage Bursting with Character and Charm set in a semi-rural location with easy access to the A29.

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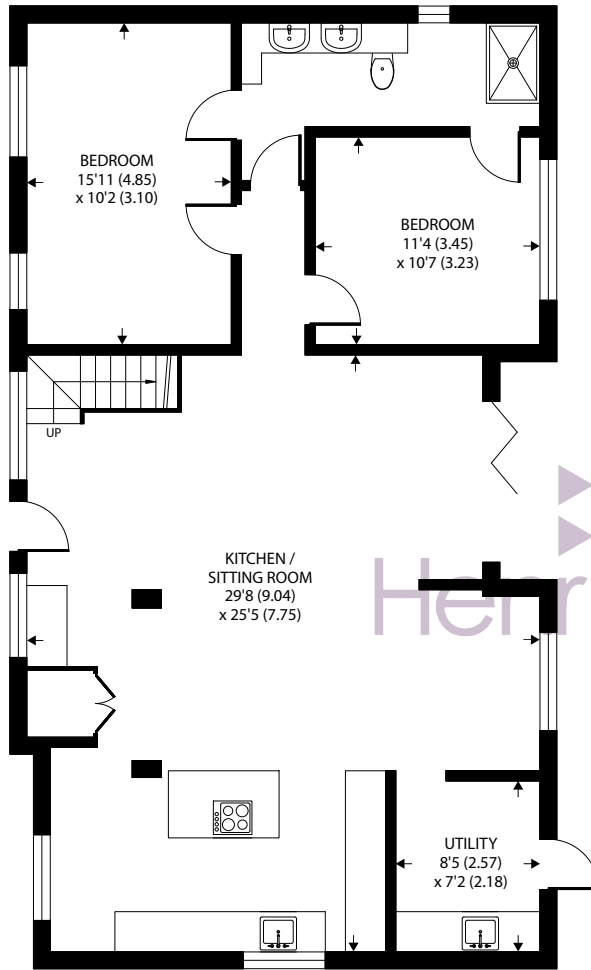
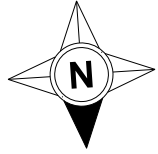
- ▶ **Grade II Listed Detached Barn Conversion**
- ▶ **Open Plan Living/Dining Room**
- ▶ **Mezzanine Level Reception/Bedroom**
- ▶ **Family Wet Room Style Shower Room**
- ▶ **Bespoke Hand Crafted Kitchen plus Utility**
- ▶ **Tastefully Modernised Throughout**
- ▶ **Three Bedrooms, One with En-Suite**
- ▶ **Ample Parking on Gravel Driveway**
- ▶ **Landscaped Rear Garden with Entertaining Area**

A stunning example of an attractive period barn conversion which has been sympathetically and skilfully updated in recent years. The open plan living accommodation has double height ceilings, exposed timber beams and large picture windows, flooding the property with light. The contemporary, bespoke, hand crafted kitchen with feature automatic hand water pump sink unit, central island, integral eye level double ovens and American fridge/freezer. There is a separate utility room with rear access to the garden. There are two double bedrooms on the ground floor with access to a stylish 'Jack and Jill' bathroom, complete with feature wet room style shower and double basin vanity unit with WC. On the first floor, off the mezzanine landing there are two further bedrooms, one with en-suite bathroom and the other is open to the mezzanine which could be used as a second reception room.

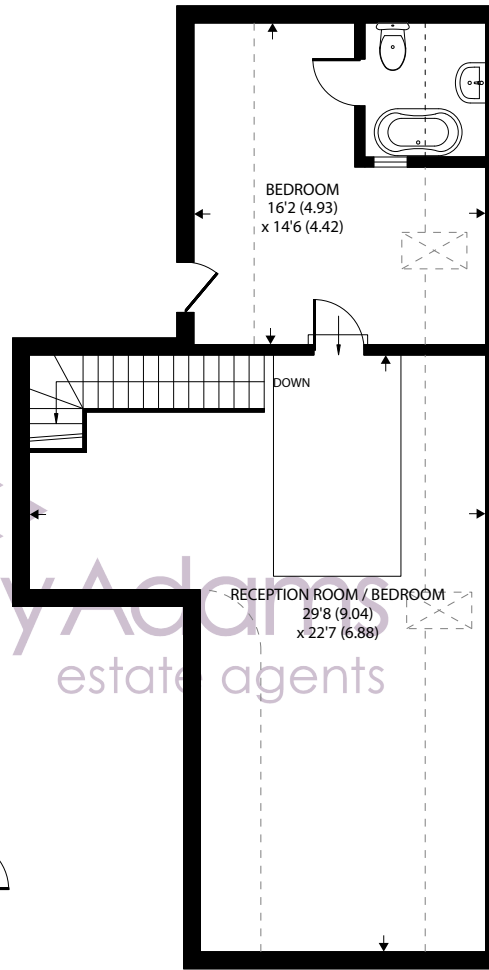
The landscaped rear garden has a central lawn, undercover entertaining space ideal for al fresco dining, raised decked area ideal for a hot tub. To the front there is a gravel driveway with allocated parking.

Situated on a no through road, in the rural hamlet of Shripney surrounded by properties of a similar age and style. There are a number local amenities close by which include a retail park with Supermarkets, Next and M&S and public house / restaurant. The mainline rail station at Barnham lies some four miles to the north east. The property is also perfectly located for many country pursuits such as walking and mountain biking with miles of footpaths and lanes on its doorstep.



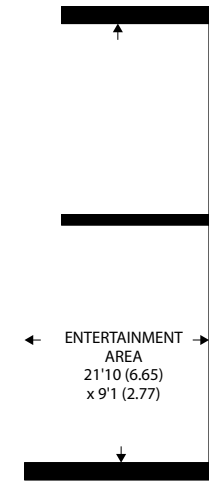


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



OUTBUILDING

Approximate Area = 1648 sq ft / 153.1 sq m (excludes outbuilding)

Limited Use Area(s) = 240 sq ft / 22.2 sq m

Total = 1888 sq ft / 175.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Shripney is a delightful hamlet located some 2.5 miles north of the seaside town of Bognor Regis and some 6 miles east of the historic cathedral city of Chichester. Mainline rail stations can be found in both Bognor Regis and the nearby village of Barnham (the Victoria Line). Popular beaches can be found close by in Bognor Regis, Felpham and Middleton-on-Sea to name but a few and any number of outdoor activity's such as walking, horse riding, mounting biking, sailing and kayaking can be enjoyed within the local area. The cathedral city of Chichester's historic centre offers an enviable selection of bars, restaurants and shops. Chichester is renowned for the highly regarded Festival Theatre, Pallant House Gallery and its close proximity to The Goodwood Estate, famous for both motor car and horse racing, golf and tennis. To the south of the city is Chichester Harbour (designated an Area of Outstanding Natural Beauty), and within lies the blue flag beach of West Wittering.

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Arun District Council - Band F

