

CHARLES PECK

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The Coach House, Lidsey Barns, Lidsey Road, Bognor Regis, PO22 9QS £580,000

A superb and stylish converted barn, part of an award winning small private development offering particularly spacious accommodation.

Large reception hall | Sitting room with wood-burning stove | Kitchen | Dining room | Downstairs shower room | Three bedrooms | Bathroom | Gas central heating | Double glazing

Off-road parking | Garage | Enclosed rear garden

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Location

The property stands in the small hamlet of Lidsey in a semi-rural setting yet is conveniently placed for both road and rail connections. A rail service to London Victoria runs from nearby Barnham Station. As well as good local facilities, the city of Chichester provides a wide range of facilities including shops, cafes, restaurants and the renowned Chichester Festival Theatre. There are good schools close by as well as easy access to the coast and the South Downs home to Goodwood motor and horse racing venues.

Substantial entrance porch

Brick and oak framed glass construction with herringbone brick floor and slate ledges. Open roof with beams and art deco glass lamp. Super storage area for wood for log burner in the lounge.

Reception hall

Half glass panelled front door leads from the porch into a large reception hallway with Indian slate floor, beamed ceiling and exposed original brick and stonework to one wall. Exposed shelves to understairs.

Superbly proportioned sitting room 23'1 x 19'7 (7.04m x 5.97m)

A stunning room with two sets of French doors opening to the rear garden. There are exposed oak beams and timbers, feature fireplace with wood-burning stove and continuation of the exposed brick and stonework wall to the front wall of the house.

Kitchen 16'7 x 9'6 (5.05m x 2.90m)

With a range of fitted cupboards and drawers, understairs cupboard, sink unit, ceramic hob, extractor canopy, double oven integrated dishwasher, plumbing for a washing machine and Indian slate flooring.

Dining room 16'7 x 9'5 (5.05m x 2.87m)

With French doors to the rear garden, cupboard housing the gas central heating boiler and large built in shelved cupboard.

Study/Bedroom three 16'7 x 9'8 (5.05m x 2.95m)

With large built-in wardrobe / cupboard.

Downstairs shower room

With tiled shower cubicle, wash basin with cupboard below, WC, heated towel radiator and tiled floor.

Landing

With large built-in cupboard and Velux window

Bedroom one 20'3 x 13'1 (6.17m x 3.99m)

A loft style bedroom with exposed beams and timbers, eaves storage, deep built-in wardrobe and dressing area. Velux windows to front and rear.



Bedroom two 17'8 x 14'1 (5.38m x 4.29m)

With Velux windows to the front and rear, exposed beams and timbers. Two built-in wardrobes, dressing area and eaves storage.

Bathroom

With tiled shower cubicle, wash basin, WC, large free-standing bath, Indian slate floor, heated towel rail radiator and Velux window.

Outside

To the front of the property there is a brick paved path leading to the entrance porch, shingled areas and parking spaces in front of the garage. External tap.

Garage 16'4 x 9'4 (4.98m x 2.84m)

Pleasant enclosed rear garden

Including two block paved patio areas, ideal for outdoor dining, with lawn beyond and shrubs and trees to the border, block built, timber clad and tiled roof shed. With part brick walls and wooden fencing for privacy. External tap.

Lidsey Barns

As a small private development Lidsey Barns has a management company, run by the owners, with additional financial management support from an external auditor.

The owners meet once a year to discuss and set budgets. There is an annual fee due each July/August which covers running costs incurred for the entry road lighting, gardening of the shared areas and maintenance of the sewerage pumps.

The 2023/24 fee was set at £450 per residence.

Water is provided by Southern Water but The Barns are not on main sewerage so an additional annual fee, currently set at £275 per house, is paid to the Lidsey Caravan Park for waste disposal.

Services

Mains gas, electric and water. Sewerage via the treatment unit at the neighbouring caravan park.

Tenure

Freehold


Council Tax Band

F

Note

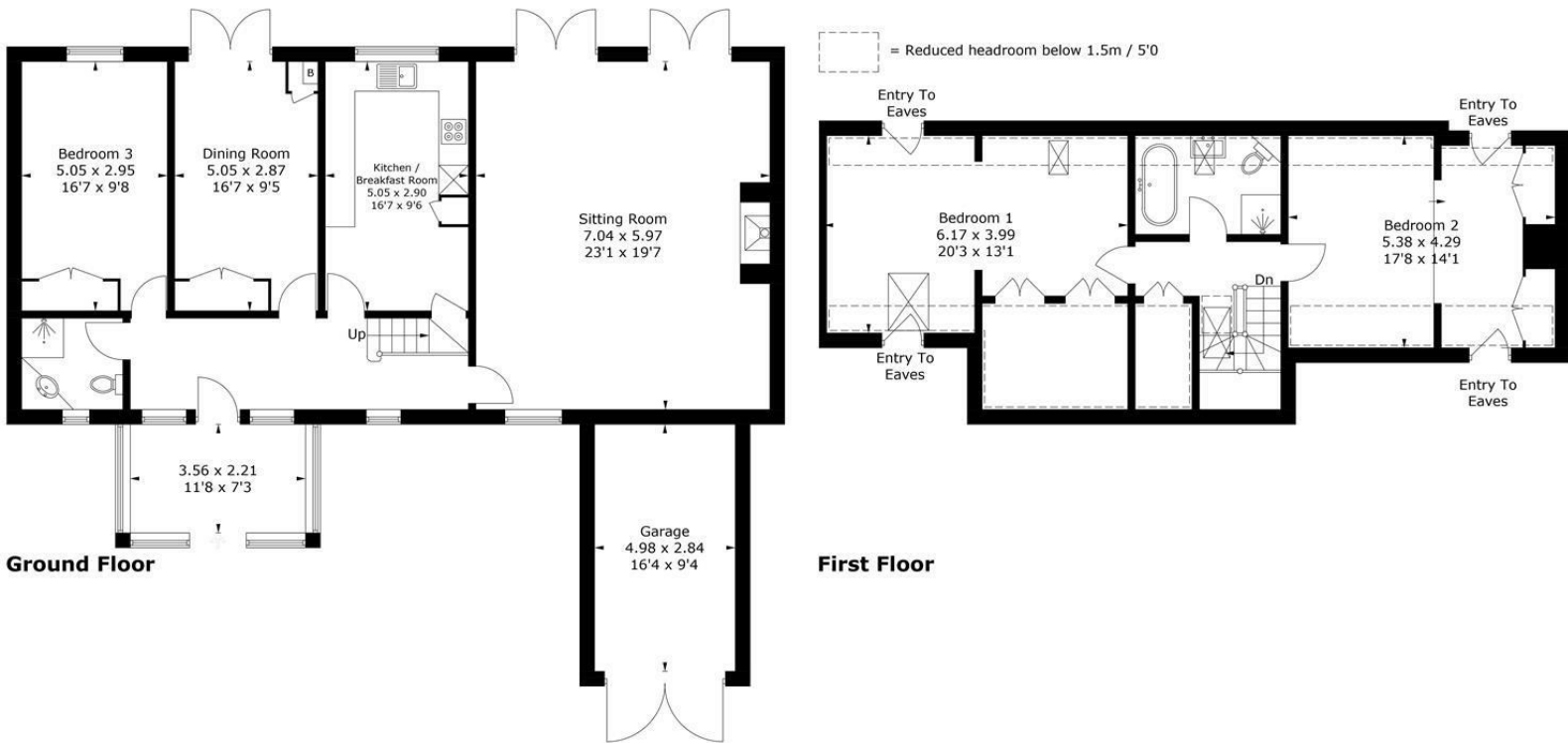
To view please telephone us on 01243 816666 to make an appointment. We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed or implied. All measurements are approximate. If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Lidsey Road, PO22

Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 201.1 sq m / 2164 sq ft



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1075072)