



Hamilton, Easton Lane, Sidlesham, PO20 7NU

Guide Price £925,000





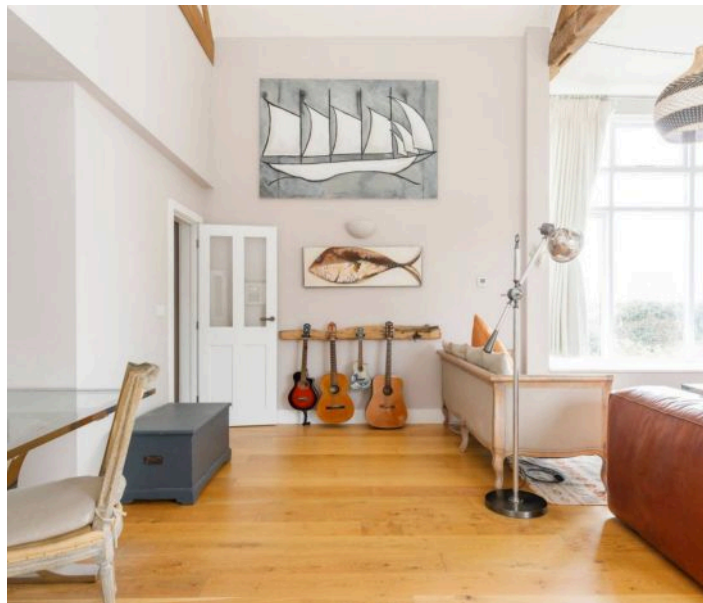
Hamilton, Sidlesham

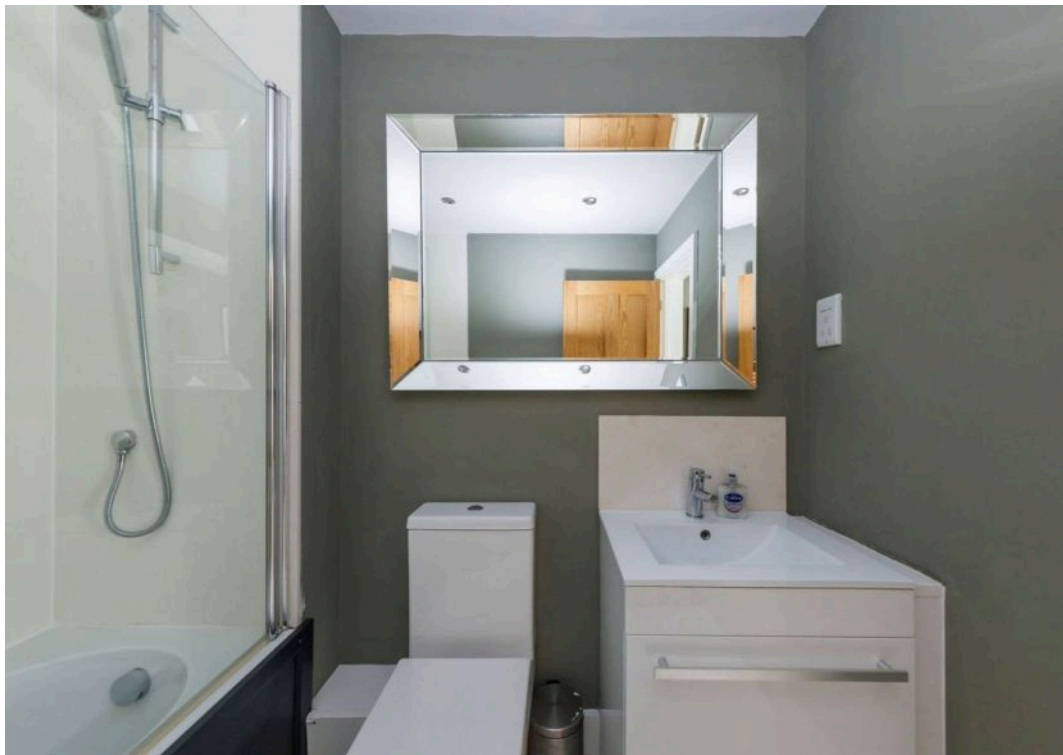
An exceptional Grade II listed barn conversion on the edge of the Medmerry RSPB Nature Reserve.

- A stunning Grade II Victorian barn conversion
- Idyllic coast and country setting
- Steeped in character and charm
- Combining timeless craftsmanship with contemporary comfort
- Light filled open plan living space
- Four en-suite bedrooms
- Propane gas under floor heating
- Attractive garden
- Timber double garage

For those who appreciate the unspoiled beauty of the English countryside, this remarkable home represents a rare opportunity. Originally believed to have been constructed around 1870 and sympathetically converted in 2007, this Grade II listed Heritage barn combines timeless period craftsmanship with contemporary comfort. It stands on the periphery of the Medmerry RSPB Nature Reserve, a haven for wildlife and coastal tranquillity. Despite its peaceful rural setting, the property is ideally located only a pleasant walk across open fields to Medmerry Beach and just six and a half miles south of the cathedral city of Chichester.

Reflecting its origins as a fine agricultural building, the barn showcases beautiful brick and flint construction, carefully restored to highlight its historic fabric while introducing subtle modern enhancements. From the moment you enter, there is an overwhelming sense of space, light and authenticity, the hallmarks of a conversion carried out with exceptional taste and respect for the original architecture.









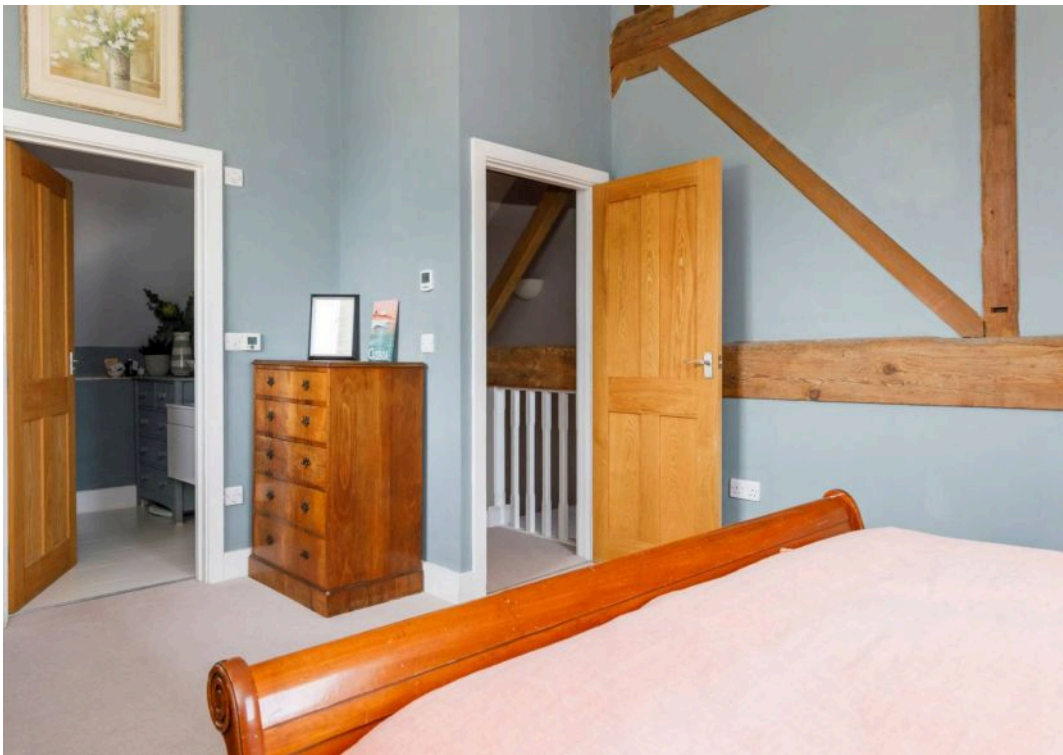
The heart of the home is a magnificent double-height drawing room, a space that immediately captures attention. Featuring a vaulted ceiling, exposed timber beams and glazed cart doors, the room enjoys dual-aspect views and fills with natural light throughout the day. The southerly aspect provides breathtaking views, a constantly changing rural panorama that can be enjoyed in comfort all year round. This superb reception area flows seamlessly through double doors into a spacious kitchen breakfast room, beautifully appointed with a generous range of integrated appliances. The polished micro-cement flooring and worktops lend a contemporary edge, while glazed doors open directly onto the garden, creating a perfect link between indoor and outdoor living. A utility room offers additional storage and practicality. There is also a stylish cloakroom on this level. To one side of the ground floor lies a fourth bedroom, a well-proportioned double with its own en-suite bathroom. This flexible space offers ideal potential for use as a guest suite, home office or study, benefiting from privacy and accessibility.

The barn's thoughtful layout includes two separate staircases leading to the first floor, providing a sense of symmetry and allowing for distinct areas of retreat within the home. At the western end, a charming double bedroom includes an en-suite shower room. At the eastern end, two further double bedrooms, each with their own en-suite shower rooms, provide comfortable and light-filled spaces for family or guests. The use of skylight windows throughout the first floor ensures an abundance of natural light and a feeling of openness.

Approached via a rustic five-bar gate, the property opens onto a gravel driveway leading to a detached timber double garage. The landscaped gardens have been thoughtfully designed to complement the barn's rural character. Predominantly laid to lawn, the gardens are framed by mature trees and shrubs. A large patio terrace provides an ideal space for al fresco dining, entertaining or simply enjoying the peaceful rural surroundings. To the rear of the property, open farmland stretches out towards the horizon in the distance.









Location - Situated in a rural location offering a peaceful lifestyle within easy reach of both the coast and the city. Surrounded by open fields and farmland, the property has a tranquil, semi-rural feel while still benefiting from excellent access to nearby amenities. Just a short drive to the south lies the vibrant seaside village of East Wittering, known for its independent shops, cosy cafés, and popular sandy beaches. The neighbouring West Wittering Beach, with its Blue Flag status and stunning views across Chichester Harbour, is a renowned destination for water sports, coastal walks, and family days out. The area is also perfectly positioned for sailing enthusiasts, with Birdham Pool and Chichester Marina both offering mooring facilities and access to the expansive waters of Chichester Harbour Area of Outstanding Natural Beauty. To the north, the historic cathedral city of Chichester offers a wealth of culture, shopping, and dining options. From the world-class performances at Chichester Festival Theatre to the boutique stores and restaurants lining its Georgian streets, the city combines elegance with convenience. Excellent rail links from Chichester provide easy access to London and the south coast, making an ideal location for those seeking a balance between countryside calm and connectivity.

Directions - Proceed south along the Witterings Road A286 towards Birdham. Just before Birdham turn left into Sidlesham Lane and follow the road south, into Batchmere Road. On entering the hamlet of Almodington, turn left into Easton Lane. Continue for approximately half a mile and the shared driveway is on your left - what3words - rods.flask.army. (Rear access what3words - weddings.scaffold.afternoon)

Chichester District Council - 25/26 Tax Band G £3,892.93

Grade II listed (EPC-D)





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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.