



The Granary, Chichester Road, Sidlesham Common, PO20 7PY

Guide Price £925,000



The Granary, Sidlesham Common

A barn conversion in a lovely setting.

- Attractive barn conversion
- Semi-rural setting
- Three/four bedrooms
- Character features
- Detached double garage
- Generous gardens
- Vacant possession

Nestled in a delightful semi-rural setting, this charming barn conversion of a former granary seamlessly blends character and contemporary living.

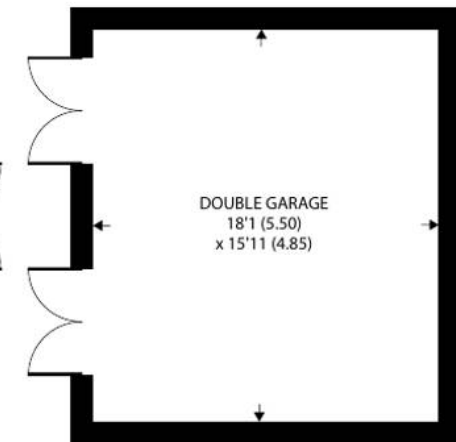
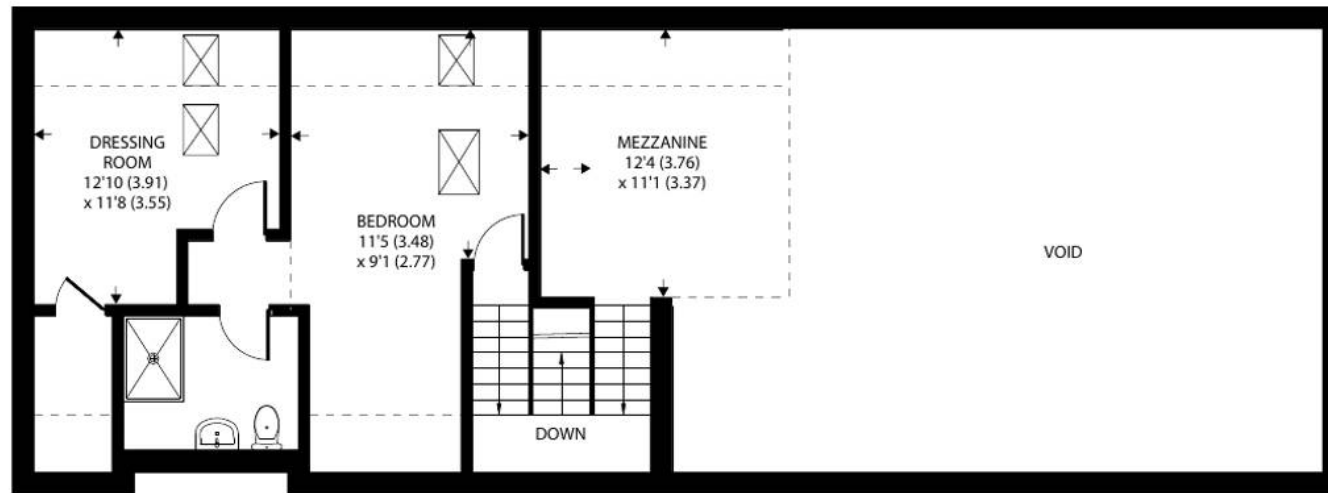
Boasting exposed beams and other period features, the property offers a versatile layout including a kitchen and utility room, a split-level, dual-aspect sitting and dining area and a ground-floor bedroom with ensuite, complemented by a further ground-floor bedroom. An attractive mezzanine adds charm and character, while the first-floor bedroom enjoys restricted-access dressing space and its own en-suite.

Outside, a detached double garage, large driveway, and generous gardens complete this exceptional home. Offered with vacant possession, early viewing is strongly recommended to fully appreciate its unique appeal.

Chichester District Council - 25/26 Tax Band F £3,373.88
EPC-D







NOT SHOWN IN ACTUAL POSITION

The Granary, Chichester Road, Sidlesham Common, Chichester

Approximate Area = 1736 sq ft / 161.2 sq m (excludes void)

Limited Use Area(s) = 118 sq ft / 10.9 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 2141 sq ft / 198.7 sq m

For identification only - Not to scale



Location- Sidlesham is located to the south of Chichester. Nearby are the upper reaches of Pagham Harbour and its nature reserve along with the popular Crab & Lobster public house/restaurant. There is a bus link every fifteen minutes to Chichester and Selsey nearby. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Directions- From Chichester proceed south on the B2145 Selsey Road. Pass through the village of Hunston and on towards Sidlesham. Go past the Chichester (Hunston) Golf complex and take the third turning on the left (to Hatchers & The Granary), just after the junction on your right to Donnington. Follow the road passed the yoga centre and continue to the private driveway of the property. what3words - jelly.clashes.ballooned

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.

To arrange a viewing call 01243 533377 view details online at henryadams.co.uk

