





Portshole Barn, Ham Road, Ham

£775,000 Freehold

Exceptional barn conversion project with full planning permission for a substantial four-bedroom home. • Positioned in approx. 2.57 acres in a peaceful rural setting close to the coast. • Borders the Medmerry RSPB Nature Reserve with direct access to countryside and coastal walks. • Approved scheme includes 373 sq. m (4,015 sq. ft) main house. • Total built footprint including outbuildings extends to 487 sq. m (5,242 sq. ft). • Generous living spaces with full-height dining area, central sitting room and large studio. • First floor provides a principal bedroom suite plus three further double bedrooms. • Detached barn providing five garaging/workshop bays (114 sq. m). • Attractive courtyard layout with ample parking and far-reaching southerly views. • Convenient f[illegible]esham village and just 5 miles from Chichester and its transport links.

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