



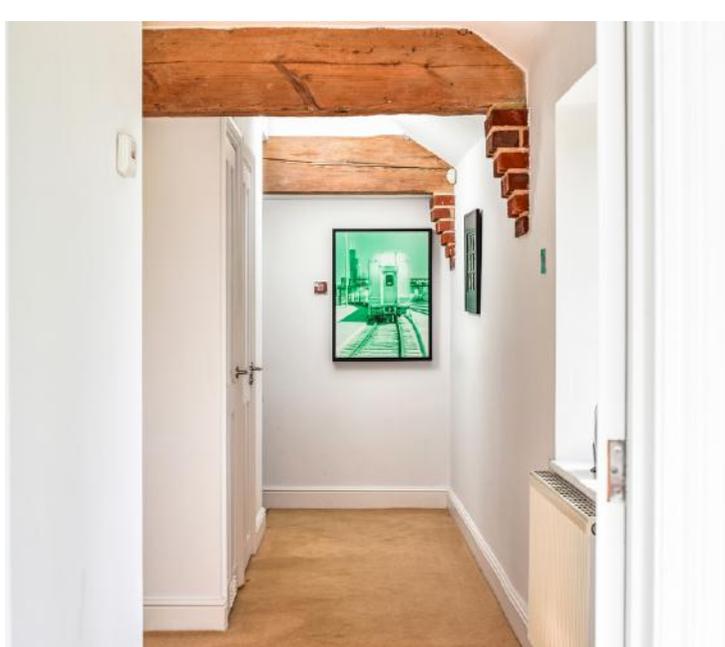
THE GRANARY

3 Gothic Barns, Old Park Lane, Fishbourne, PO18 8HA

Guide Price: £675,000 Leasehold



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PROPERTY SUMMARY

A stunning first floor spacious apartment measuring approximately 1923 sq. ft. (179 sqm) of gross internal space, forming part of a prestigious barn conversion development, enjoying wonderful rural views, located on the edge of Fishbourne village.

The property is beautifully presented throughout having undergone a major refurbishment by the current owners including a stunning bespoke Neptune kitchen, well-appointed bathrooms and a glass and stainless-steel spiral staircase to the mezzanine.



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ACCOMMODATION

The property is approached via an independent ground floor entrance hallway with cloaks cupboard and impressive marble tread staircase to the first-floor landing with cloakroom, airing cupboard housing boiler and hot water tank and utility room with a range of wall and base units, stainless steel sink with drainer, space and plumbing for washing machine and tumble dryer and quarry floor tiling.

The double guest bedroom has an ensuite shower room with walk in shower, vanity unit with inset wash hand basin and ceramic tiled flooring.

The magnificent open plan kitchen/dining/sitting room is double aspect, with vaulted ceiling, exposed wooden beams, feature brick chimney with contemporary gas fire and inset TV. The wonderful bespoke Neptune kitchen comprises a range of wall and base units, marble worktops, twin butler sinks, integral dishwasher, Neff oven, SMEG range cooker, Samsung fridge/freezer with ice maker, centre island with further storage and slimline wine fridge and oak flooring.

A spiral staircase leads to a useful mezzanine area which can be used as a further sitting area, home office or bedroom with glass and stainless-steel balustrade and a bathroom with oval freestanding bath, low level WC, oval hand wash basin, wood effect ceramic tiled floor with under floor heating.

The principal bedroom has a walk in wardrobe and a wonderful ensuite shower room with large glass shower cubicle, pedestal wash hand basin, low level WC, marble tiled floor and heated towel rail.

Externally the property benefits from two allocated parking spaces, one being undercover, visitor parking and well-maintained communal gardens with views over open farmland.









LOCATION

Fishbourne is a popular village with a strong sense of community, situated just two miles west of the city centre. It offers a well-regarded primary school, village hall, playing fields and the popular Bull's Head public house. The Fishbourne Roman Palace and Bishop's Palace Gardens are nearby, and the area provides attractive walks and cycling routes.

Chichester itself offers a comprehensive range of cultural, leisure and shopping facilities, including the Festival Theatre and mainline railway station with services to London Victoria (1hr 25 mins).

The South Downs National Park is within easy reach being about 2 ½ miles to the north, and Chichester Harbour, along with Chichester Marina and Birdham Pool, are located just to the south-west, the harbour being home to several popular sailing clubs. The house is within walking distance of the upper reaches of Chichester Harbour and there are excellent boating facilities at Bosham approximately 1 mile to the west.



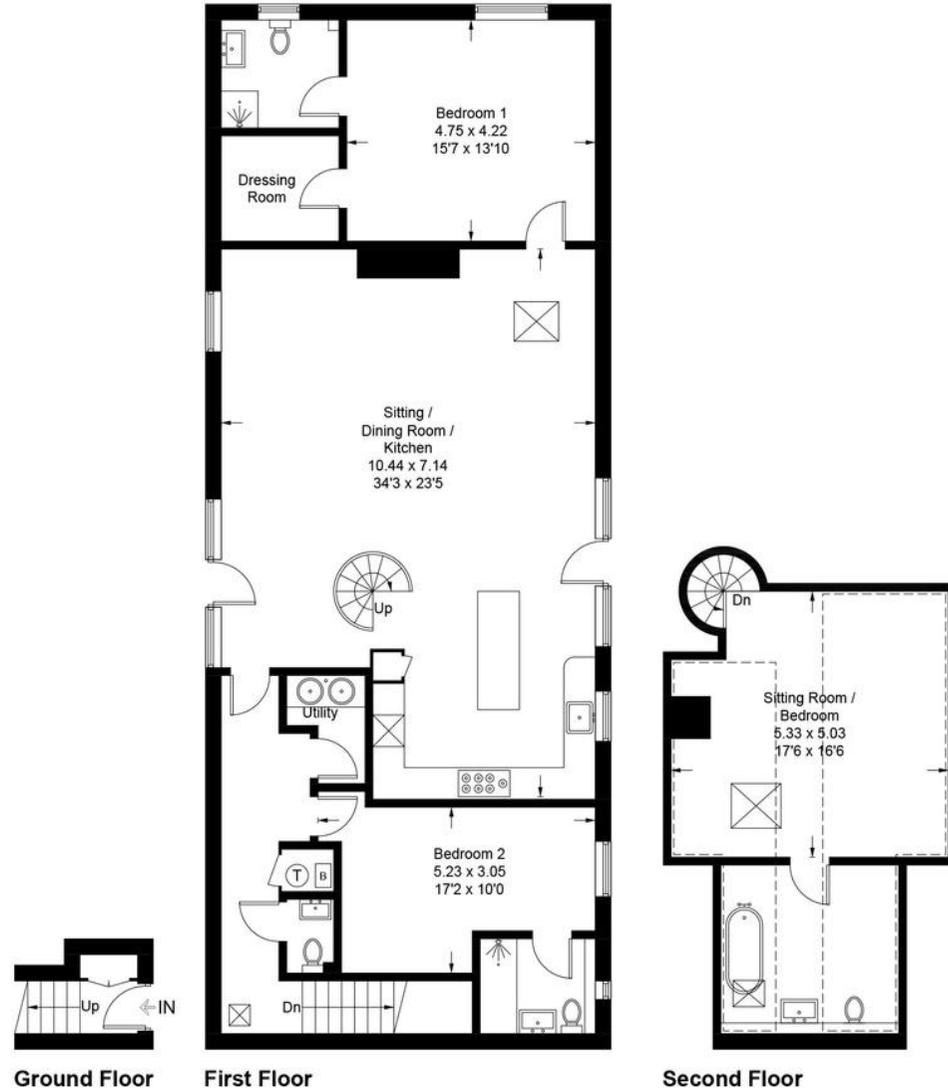
FLOOR PLAN

The Granary, 3 Gothic Barns, Old Park Lane, PO18 8HA

Approximate Gross Internal Area = 178.7 sq m / 1923 sq ft

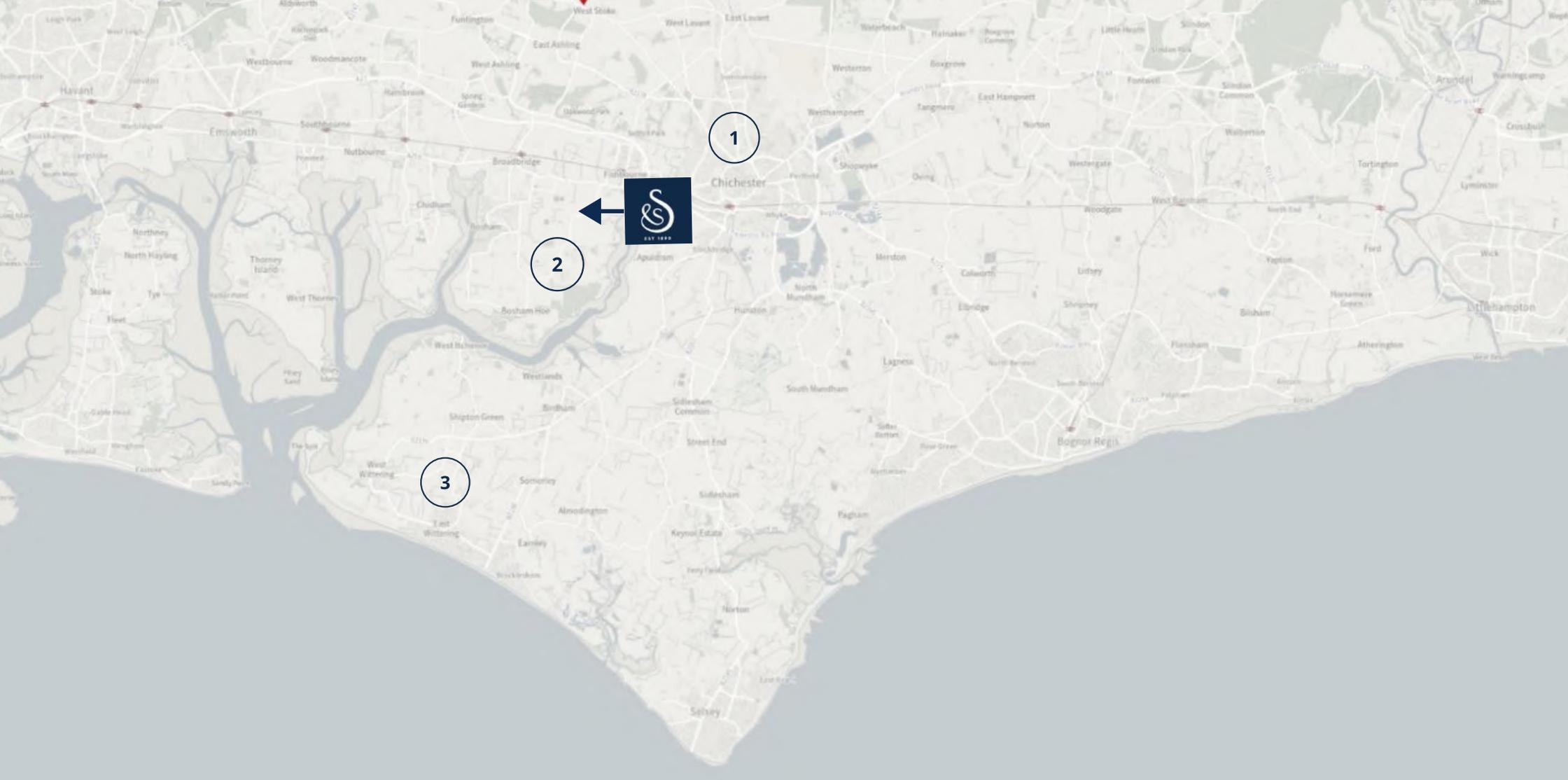


Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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LOCAL AREA

1 Chichester

2 Bosham

3 West Wittering



what3words: [///ridiculed.webcams.hunter](https://www.what3words.com/ridiculed.webcams.hunter)

- Services: All mains
- Tenure: Leasehold - 125-year lease from 1998
- Service Charge: £3,214 per annum (2025)
- Ground Rent: TBC
- Local Authority: Chichester District Council
- Council Tax Band: Band G
- Energy Rating: Band C
- No Pets, parking for Private Motor Vehicles only, not to be used for any Trade or Business.



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STRIDE & SON
37 SOUTH STREET
CHICHESTER
PO19 1EL

01243 782626
strideandson.co.uk



Important Notice:

Stride & Son would like to highlight the following:

These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.