



## **Abelands Barn**

Merston | Chichester | West Sussex | PO20 1DY

**Guide Price £1,000,000**

**Freehold**

# Abelands Barn

Merston | Chichester | West Sussex | PO20 1DY

CL100 - 04/26



## Features

- Detached Sussex Barn Conversion
- 5 Bedrooms
- Additional 1 Bedroom Detached Annexe
- Views Over Farmland Towards South Downs
- New Double Glazing 2025
- 3,267 Sq Ft/ 303.6 Sq M (Overall)

A superbly appointed detached Sussex Barn conversion occupying a generous semi-rural plot with additional detached self contained 1 bedroom annexe barn. The main barn boasts 5 bedrooms (2 with en suite facilities), fabulous vaulted reception hall, refitted kitchen, separate utility room, cloakroom, bathroom and fabulous galleried living room. Secure on-site parking & garden abutting farmland.

Merston is a small hamlet positioned between the historic city of Chichester and seaside town of Bognor Regis on the A259, providing an ease of access to the A27 coastal routes and mainline railway stations at Chichester, Bognor Regis and Barnham. Goodwood and the South Downs National Park are located close by, as are the beaches at The Witterings, Chichester Harbour and nature reserve at Pagham.

On the outskirts of both Chichester and Bognor Regis are Retail Parks offering a wide range of supermarkets and retail stores. Chichester city centre has a range of shopping facilities, including boutiques, restaurants, pubs etc, as well as the famous Festival Theatre, cinema complex and Cathedral. Bognor Regis offers its promenade, pier, famous Hotham Park and a variety of attractions.





The property is approached via a pair of wrought iron gates at the front with brick and flint walls creating a secure large front courtyard providing on-site parking for several vehicles. Steps rise to the glazed front door which leads into a fabulous reception hall with glazed elevations to the front and rear along with 19'2" vaulted ceiling height, exposed beams, exposed brickwork, tiled flooring and feature staircase to the first floor. Double glazed French doors lead out to the rear garden while further doors from the reception hall lead to the kitchen/dining room, three ground floor bedrooms and ground floor family bathroom.

The kitchen has been tastefully re-fitted and provides a comprehensive range of units incorporating glazed display cabinets with integral lighting, complemented with granite work surfaces, a single bowl sink unit with mixer tap, electric 'Range' style cooker with hood over, integrated dishwasher and integrated under counter fridge, refuse cupboard, feature dresser style matching unit with integral lighting in the dining area and space for an American style fridge freezer. A door to the side leads into the adjacent utility room which provides access to the side and houses a second sink unit with space and plumbing for a washing machine and additional appliances, door to a ground floor w.c and boot room housing the oil fired boiler.

Bedrooms 3 and 4 are both good size double rooms, both with built-in double wardrobes, while bedroom 5 is a single room which could be utilised as a home office. In addition the ground floor boasts a modern family bathroom with bath with shower over, fitted shower screen, wash basin inset into surround with storage cupboards and drawers under and an enclosed cistern w.c.

The first floor provides a superb open plan galleried landing/living room measuring 39'8" x 23' maximising the natural light from the reception hall and benefiting from far reaching views to both the front and rear. The living/sitting room has exposed beams with a feature exposed brick and flint elevation with brick fireplace with inset lighting, along with fitted carpet and double glazed windows to the front and rear.

From the galleried landing doors lead to bedrooms 1 and 2, along with a central airing cupboard.

Bedroom 1 is positioned at the rear with fitted wardrobes and a generous modern en-suite shower room with oversize shower enclosure with dual shower, feature bowl wash basin set on storage unit and close coupled w.c. Bedroom 2 positioned at the front also benefits an adjoining en-suite shower room with corner shower cubicle, wash basin and enclosed cistern w.c.

Externally the property sits in a plot in excess of a quarter of an acre with an enclosed rear garden abutting farmland. The rear garden is predominantly laid to lawn with a shaped paved seating area, raised decked area with covered pergola over and two generous timber workshop/stores, along with a side paved courtyard accessed from the utility room and from the kitchen of the annexe.

The detached Annexe Barn is positioned within the frontage of the property. This single storey annexe has it's own private entrance leading into an entrance lobby, sitting room, fitted kitchen, cloakroom/utility room, generous bedroom with fitted wardrobes and built-in storage cupboard, bath/shower room with shower cubicle, bath, wash basin and second w.c. Features include vaulted ceilings with exposed beams, bespoke arched windows, French doors and high level attic storage.

We are informed by the owner the Oil Tank was replaced in 2025.

**Current EPC Rating:** Barn E (53) Annexe E (40)

**Council Tax Band:** A - £1,646.45 Annexe (2026 - 2027)

F - £3,375.24 Main Barn Chichester District Council











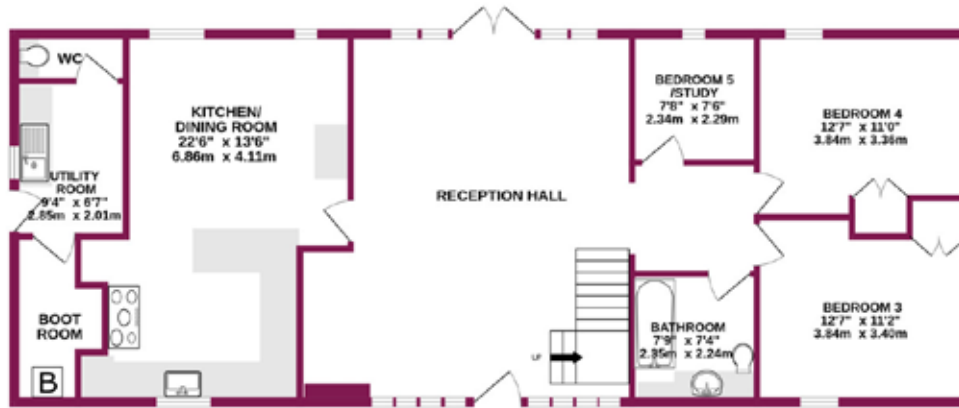


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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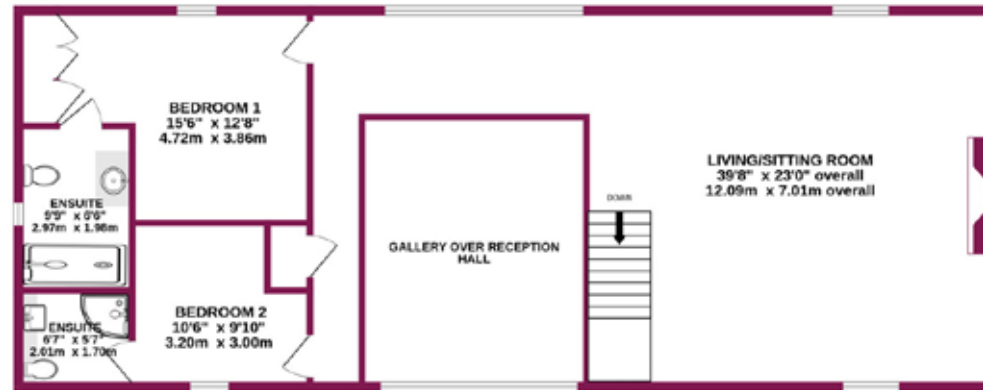
GROUND FLOOR



DETACHED ANNEXE



1ST FLOOR



TOTAL FLOOR AREA : 3267sq.ft. (303.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.