



Portshole Barn, Ham Road, Ham - PO20 7NY

Guide Price £775,000 Freehold



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Portshole Barn, Ham Road

Ham, Chichester

Portshole Barn offers a rare opportunity to undertake an exceptional barn conversion project, with full planning permission granted for the creation of a substantial four-bedroom dwelling.

- 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 for Sidlesham village and just 5 miles from Chichester and its transport links.





ACCOMMODATION:

Set in approximately 2.57 acres within a peaceful rural location near the coast, the approved scheme (ref. 25/00543/FUL) builds upon a prior Class Q consent (ref. 23/02189/PA3Q) and provides for a main house of approximately 373 sq. m (4,015 sq. ft), with additional garaging and outbuildings bringing the total built footprint to around 487sq. m (5,242 sq. ft).

Located adjacent to the Medmerry RSPB Nature Reserve, the site enjoys a secluded position with direct access to open countryside and coastal walks.

Main House (373 sq. m./4015 sq. ft.)

The proposed accommodation is arranged over two floors and comprises: entrance hall with cloakroom and cloaks cupboard, central sitting room, a full-height dining area with floor-to-ceiling glazing to the north and south elevations, fitted kitchen with breakfast bar, utility room, walk-in pantry, rear hallway, large studio room, ground floor shower room, study/reception room, and plant room. (258 sq. m./2777 sq. ft.)



ACCOMMODATION:

On the first floor and located in the main barn is the the principal bedroom suite which has fitted wardrobes and an adjacent bathroom. Accessed via a galleried landing is a generous double bedroom and the remaining bedroom accommodation comprises two double bedrooms with bathroom and these are accessed via their own independent stairwell. (115 sq. m./1238 sq. ft.)

Detached Garaging (114 sq. m./ 1227 sq. ft.)

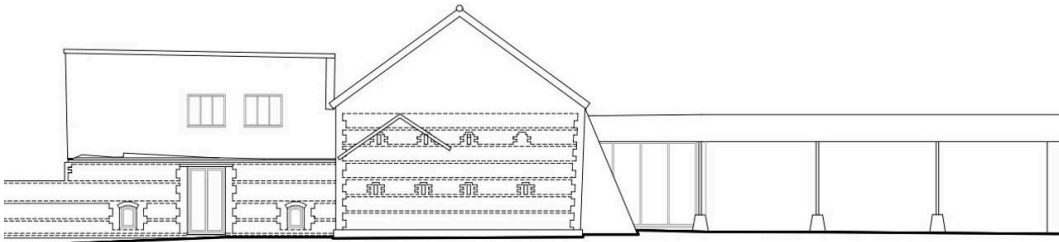
A detached former block barn is to be converted to provide five covered bays, comprising three enclosed garages with timber doors and two further bays, for workshop or storage space. The building is clad in featheredge boarding with a clay-tiled hipped roof and sits within the extended residential curtilage.

Outside the property is set in approximately 2.57 acres of land, arranged around a central courtyard with ample turning space and parking in addition to the garaging.

Services: A prospective purchasers will need to make their own provision for installation of a sewage treatment plant. The vendor will grant an easements to assist with connection of utilities to the site.

Local Authority: Chichester District Council Council
Tax Band: TBC Energy Rating: TBC





h West Elevation



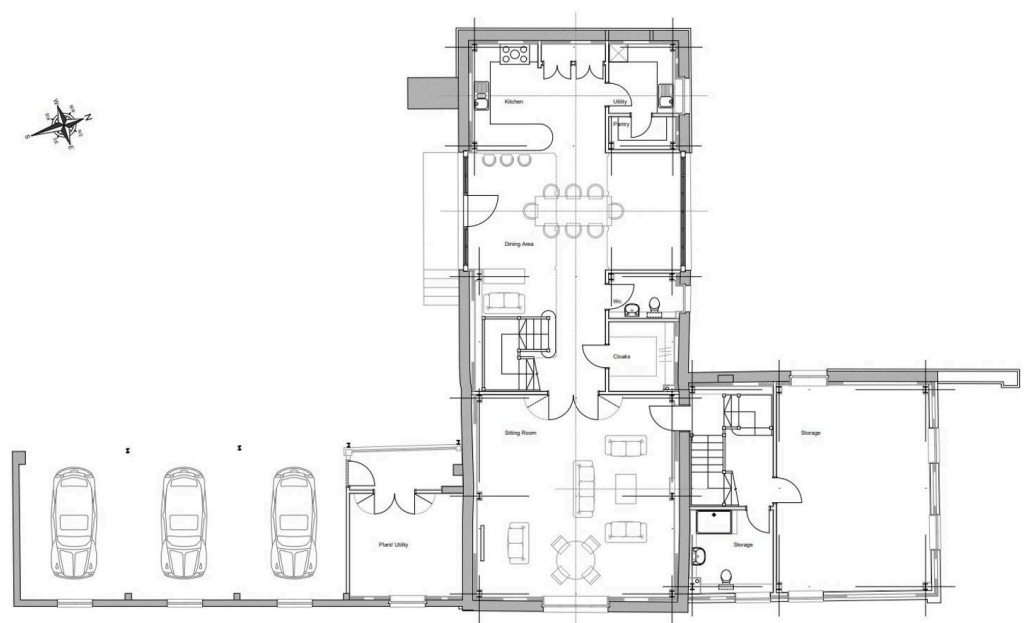
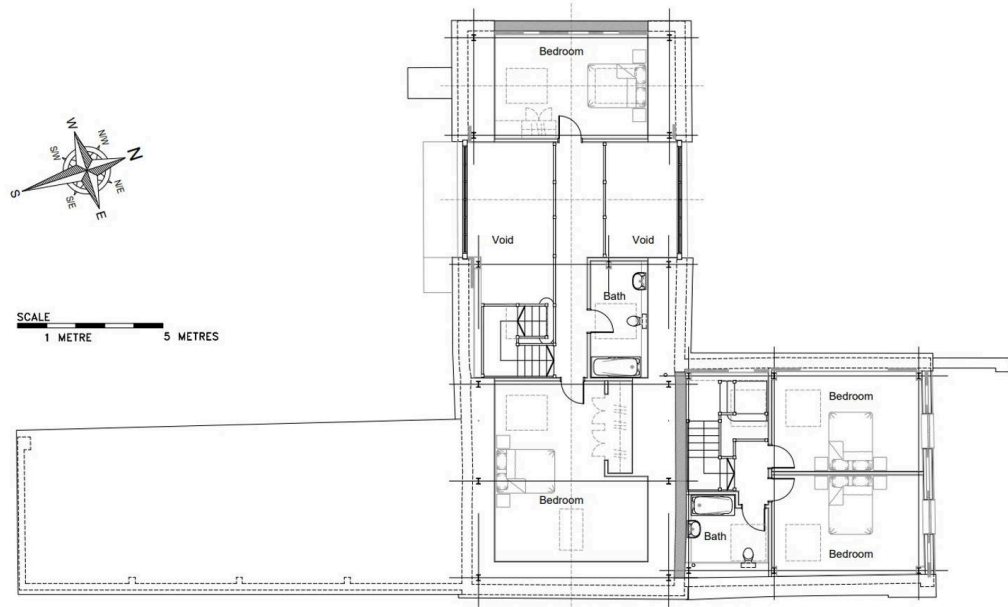
South West Elevation



h East Elevation



South East Elevation



LOCATION:

Situated between the coast and Chichester, Portshole Barn enjoys far-reaching southerly views over farmland with glimpses of the Isle of Wight. It lies approximately three-quarters of a mile from the beach and offers direct access to the Medmerry Nature Reserve and Pagham Harbour. Close by is the village of Sidlesham, which offers a parish church, a petrol station with convenience store, and two public houses.

Chichester city centre is approximately five miles to the north, providing a wide range of shops, both independent and national, as well as restaurants, bars, and cultural attractions including the Festival Theatre and Pallant House Gallery. There are also excellent leisure facilities including a leisure centre, swimming pool, and several supermarkets.

Chichester Marina is a short distance away, while to the north lies the South Downs National Park and the Goodwood Estate, with its renowned motor circuit, racecourse, golf course, and health club. Chichester's mainline station offers regular services along the south coast and direct connections to London Victoria (1 hr 35 mins) via Gatwick Airport, and London Waterloo (1hr 50 mins) via nearby Havant. Independent schools in the area include Westbourne House, The Prebendal School, and Portsmouth Grammar School.

Portshole Barn, Ham Road, Sidlesham,
West Sussex, PO20 7NY



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