



Lanes End Barn, Hoe Lane, Flansham

Guide Price **£655,000**



Lanes End Barn, Hoe Lane

- Character Barn Conversion
- Desirable Semi-Rural Location
- 1,095 Sqft in Total
- Spacious Vaulted Sitting Room
- Mezzanine Study/Snug
- 2 Bath/Shower Rooms
- Enclosed Courtyard Garden
- Private Parking
- Mains Services Connected
- Quiet No-Through-Road

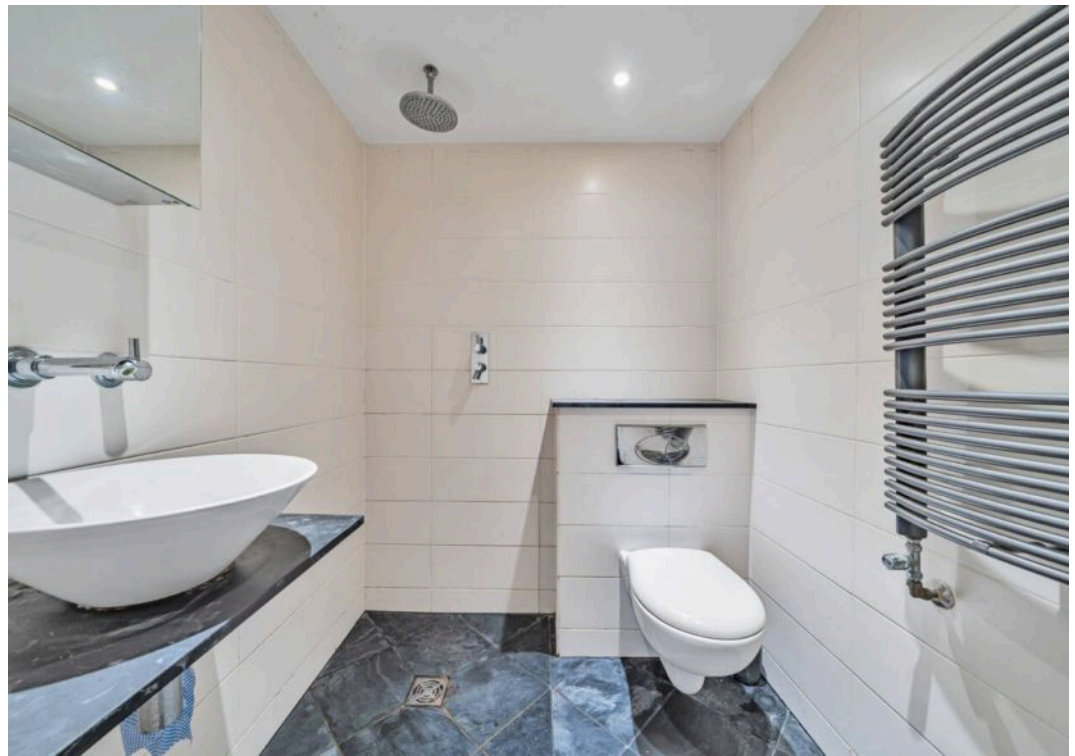
Located within a desirable semi-rural setting, this well presented characterful barn conversion creates a warm and inviting atmosphere, offering a unique blend of traditional charm, exposed beams and modern comfort, with the benefit of having all mains services connected.

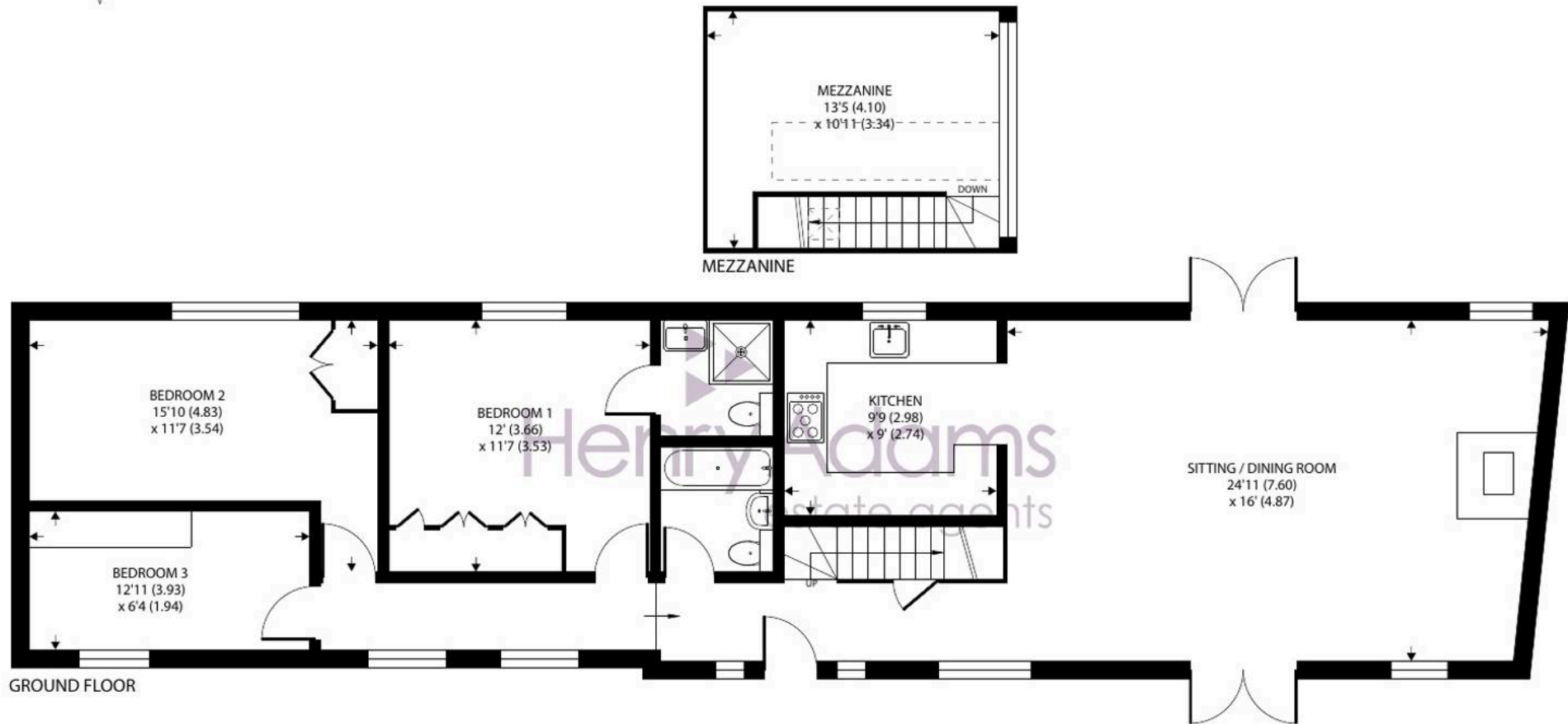
The accommodation measures 1,095 sq ft and briefly comprises, entrance hall leading to the spacious open plan sitting-dining room with its vaulted ceiling, wood burning stove, space for a large dining table and French doors to both the enclosed courtyard on one side, and open countryside to the other. This room is semi-open to the tasteful country-style kitchen with its Belfast sink, range cooker and ample worktop space. Above the kitchen and accessed from the hallway is the mezzanine floor which is a highlight of the property and is designed to be a snug or possible study area overlooking the sitting room.

Continued









Lanes End Barn, Hoe Lane, Flansham, Bognor Regis

Approximate Area = 1095 sq ft / 101.7 sq m

Limited Use Area(s) = 120 sq ft / 11.1 sq m

Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.
Produced for Henry Adams. REF: 1240494

At the other end of the property the three bedrooms will be found. The principal bedroom benefits from having a range of built-in wardrobes as well as an en-suite wet room. Bedroom two is also a double room with a fitted wardrobe, whilst the third bedroom is currently used as a study but would comfortably take a single bed if desired. The main bathroom is also accessed from the hallway and completes the accommodation.

Outside, the enclosed walled courtyard garden offers a private sanctuary for residents to enjoy the outdoors in a tranquil setting. Perfect for alfresco dining or simply unwinding after a long day, this external space enhances the lifestyle benefits of the property. The property also benefits from ample private parking and is located towards the end of the lane, allowing for easy access to the neighbouring open countryside.

Hoe Lane forms part of the semi-rural hamlet of Flansham, which is situated north of Felpham village but within easy reach of local shops, access roads and bus routes. The coastal village of Felpham offers a wide range of facilities including a sports centre with swimming pool, golf club and a range of useful shops. Felpham sailing club and Middleton sports club are also nearby. The historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately a ten mile radius.

Tenure: Freehold & Council Tax Band: E

EPC Energy Efficiency Rating: D

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