





PRICE GUIDE \*£475,000 - £500,000\* This charming three-bedroom semi-detached home beautifully blends period character with contemporary living with the added benefit of a GARAGE. Rich in original features, including exposed brickwork and timber beams, the property is further enhanced by a sunny, south-facing garden—ideal for both relaxation and entertaining. Situated just three miles from Chichester, the home enjoys easy access to an excellent selection of shops, restaurants, and a mainline rail service to London Victoria. Road connections are equally convenient, with the nearby A27 providing swift coastal links between Brighton and Southampton.

- Three-bedroom character home
- Exposed brick and beams
  - Vaulted open-plan living
    - Modern fitted kitchen
- South-facing private garden
- Ground-floor bedrooms and bathroom
- Mezzanine third bedroom suite
- Driveway and garage
- Close to Chichester
- Viewing recommended



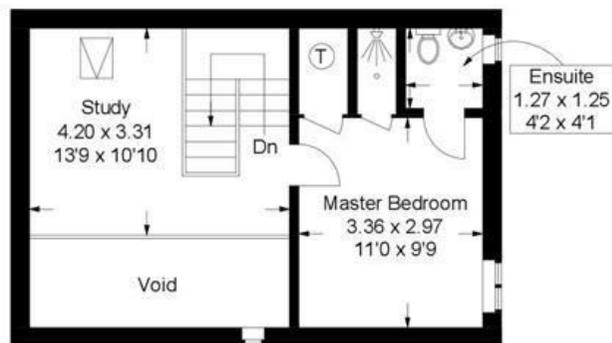
# Marsh Barns, Marsh Lane, Merston

Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 123.2 sq m / 1326 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.