





Situated along a quiet and highly sought-after lane in Summersdale, this charming brick and flint converted barn forms one of just four character homes within an exclusive horseshoe-style courtyard development. Combining period charm with practical modern living, the property enjoys a peaceful setting just north of Chichester's historic city centre, offering easy access to excellent amenities, countryside walks and transport links.

The accommodation is both welcoming and well-proportioned. A covered entrance porch leads into the spacious sitting/dining room, where exposed brickwork and an attractive fireplace with a log-effect fire create a warm and inviting atmosphere. The fitted kitchen offers a range of integrated appliances and provides direct access to the enclosed rear garden, while a convenient cloakroom completes the ground floor.

Upstairs, the first floor comprises two well-sized bedrooms, including a generous principal bedroom benefiting from a dual aspect and built-in double wardrobes. A modern family bathroom serves both bedrooms, providing comfortable accommodation ideal for couples, small families or those looking to downsize.

Outside, the property enjoys a private, fully enclosed rear garden surrounded by attractive brick walls, featuring a brick-paved patio and well-stocked flower beds, creating a delightful space for relaxing or entertaining. To the front, the courtyard provides off-road parking for one vehicle, while a garage, accessed both from the rear garden and the adjoining lane, offers excellent additional storage and secure parking.

Agents note - The owner has advised us the property is on a private road, there is no monthly/yearly charge but adhoc payments split between neighbours if any maintenance needs to be done.



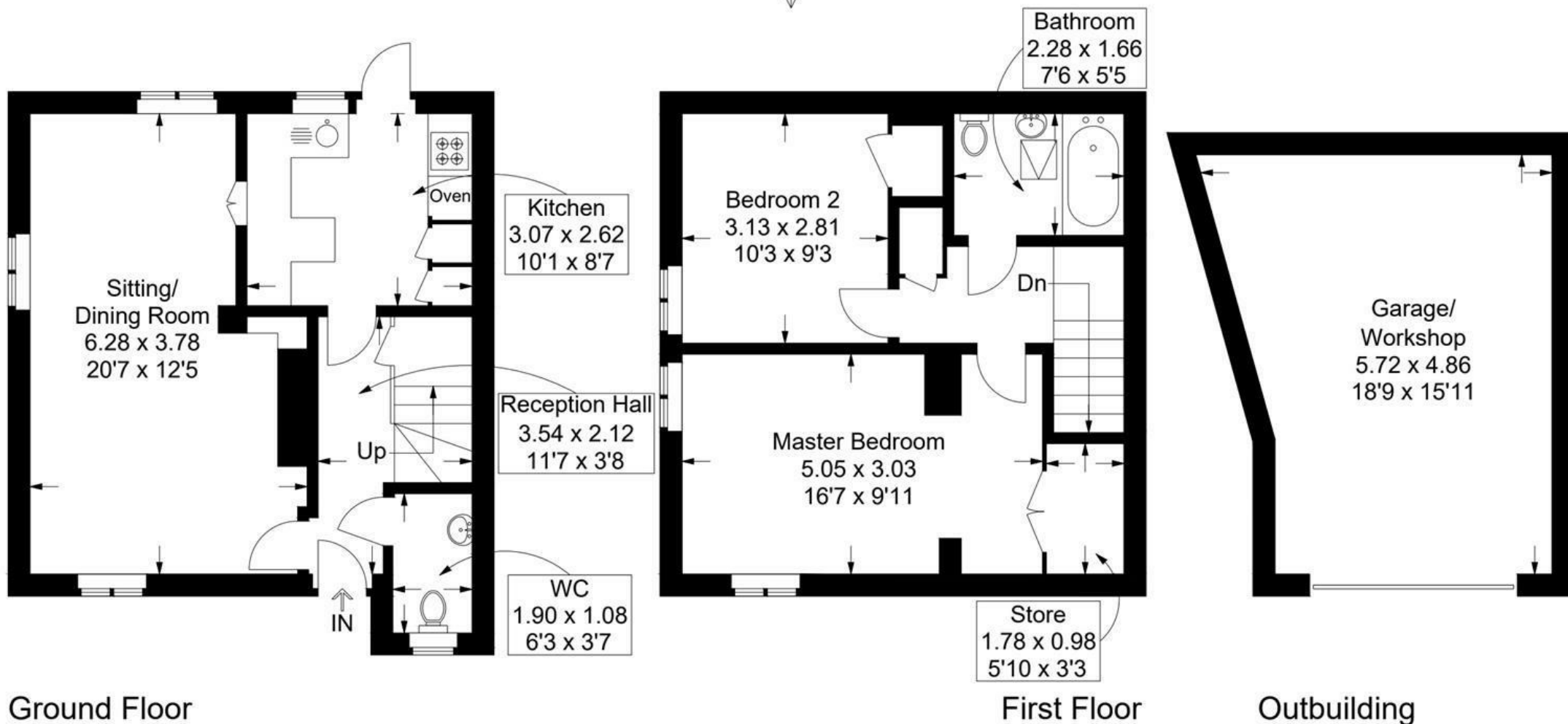
- QUIET SUMMERSDALE
LOCATION
- BRICK & FLINT CHARACTER
- TWO DOUBLE BEDROOMS
- SPACIOUS SITTING ROOM
 - OFF-ROAD PARKING
- CLOSE TO CHICHESTER
CITY
 - ENCLOSED WALLED
GARDEN
 - GROUND FLOOR
CLOAKROOM
- EXPOSED BRICK FEATURES
 - CONVERTED BARN

The Barn, Warren Farm Lane, Chichester

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft

Outbuilding = 24.1 sq m / 259 sq ft

Total = 101 sq m / 1087 sq ft



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.