



Hamilton, Easton Lane, Sidlesham, PO20 7NU

Guide Price £850,000

 **Henry Adams**
estate agents





Hamilton, Sidlesham

An exceptional Grade II listed barn conversion on the edge of the Medmerry RSPB Nature Reserve.

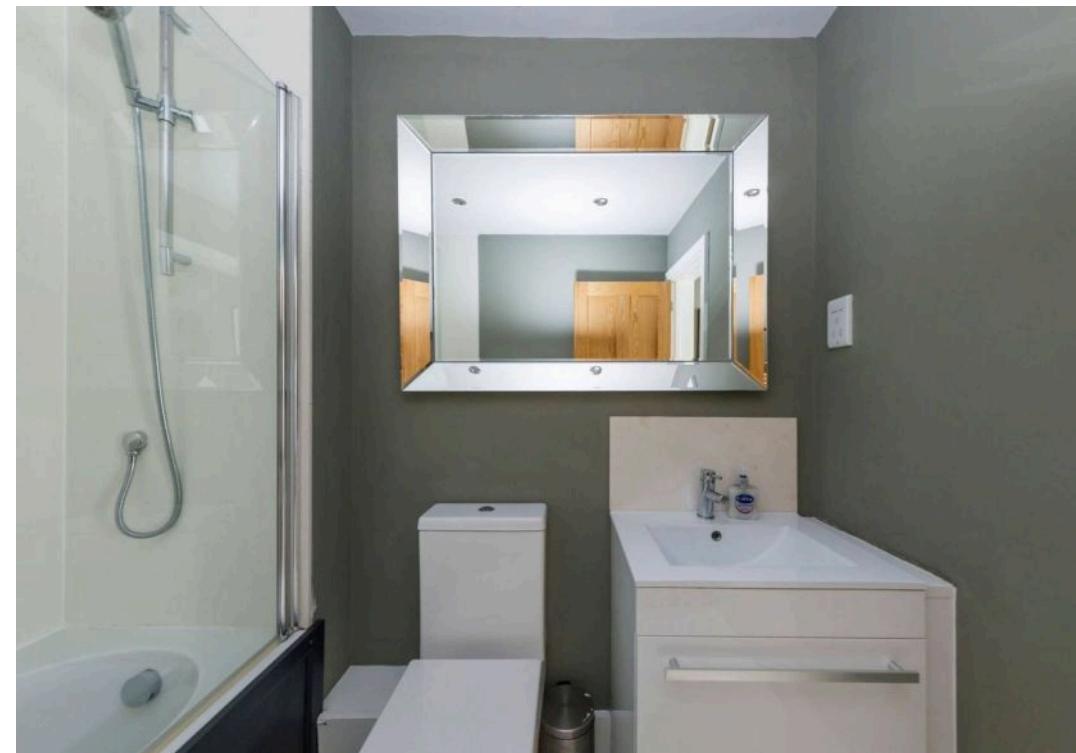
- A stunning Grade II Victorian barn conversion
- Idyllic coast and country setting
- Steeped in character and charm
- Combining period craftsmanship with contemporary design
- Light filled open plan living space
- Four en-suite bedrooms
- Propane gas under floor heating
- Attractive landscaped garden
- Timber double garage

Set amidst the unspoiled beauty of the English countryside, this beautiful home offers a rare opportunity to enjoy rural tranquillity with refined comfort.

Originally believed to have been constructed around 1870 and sympathetically converted in 2007, this Grade II listed barn blends timeless craftsmanship with modern comfort. It stands on the periphery of the RSPB Medmerry Nature Reserve, a haven for wildlife and coastal tranquillity. The property enjoys a peaceful rural setting while remaining ideally located — just a scenic walk or short cycle ride to the unspoiled Medmerry Beach, where the wide, open shoreline, panoramic coastal views and glorious sunsets can be enjoyed in complete peace throughout the year. It is also only six and a half miles south of the cathedral city of Chichester.

Reflecting its origins as a fine agricultural building, the barn showcases fine brick and flint construction, carefully restored to highlight its historic fabric while introducing subtle modern enhancements. From the moment you enter, there is an overwhelming sense of space, light and authenticity — the hallmarks of a conversion carried out with exceptional taste and respect for the original architecture.









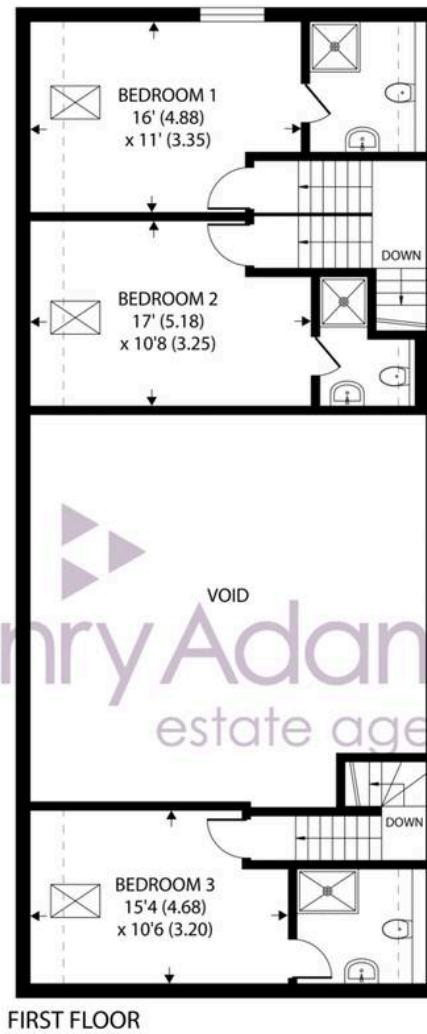
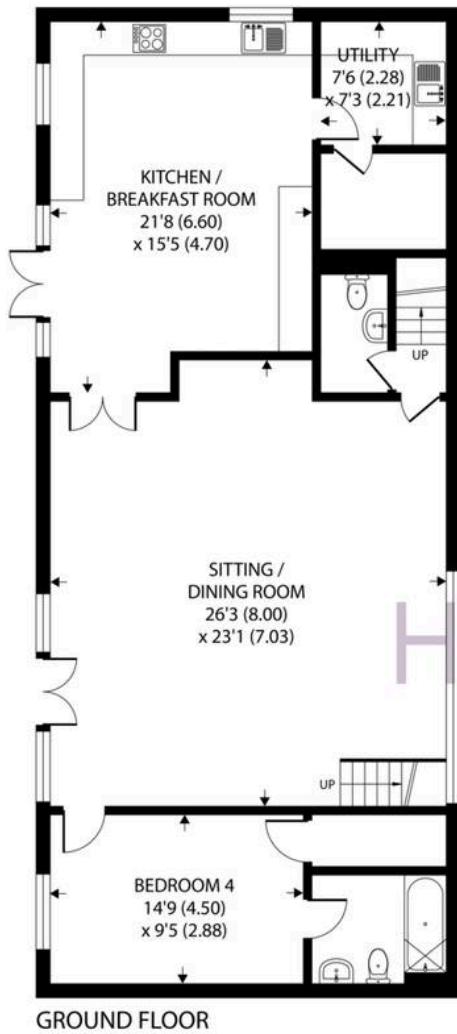
The heart of the home is a magnificent double-height drawing room — a space that instantly commands attention. With a vaulted ceiling, exposed timber beams and glazed cart doors, it enjoys dual-aspect views that fill the room with natural light throughout the day. The southerly aspect provides breathtaking views — a constantly changing rural panorama that can be enjoyed in comfort all year round.

This superb reception area flows seamlessly through double doors into a spacious kitchen breakfast room, beautifully appointed with a generous range of integrated appliances. The polished micro-cement flooring and sleek worktops lend a subtle contemporary edge, while glazed doors open directly onto the garden, creating a perfect link between indoor and outdoor living. A utility room offers additional storage and practicality, and there is also a stylish cloakroom on this level.

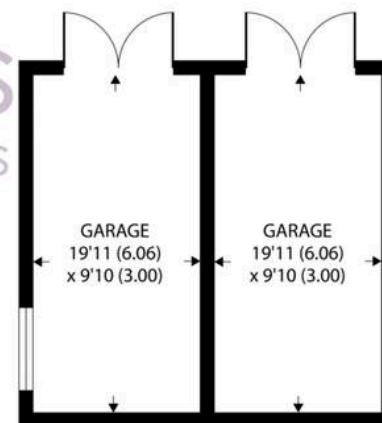
On the ground floor, a generous fourth bedroom with en-suite bathroom provides an ideal guest suite, home office or private retreat.

The barn's thoughtful layout includes two separate staircases leading to the first floor, providing a sense of symmetry and allowing for distinct areas of retreat within the home. At the western end, a **charming double bedroom** includes an en-suite shower room. At the eastern end, two further double bedrooms, each with their own en-suite shower rooms, provide comfortable and light-filled spaces for family or guests. Skylight windows flood the first floor with light, enhancing its open, airy feel.

Approached via a rustic five-bar gate, the property opens onto a gravel driveway leading to a detached timber double garage. The landscaped gardens have been thoughtfully designed to complement the barn's rural character. Predominantly laid to lawn, the gardens are framed by mature trees and shrubs. A large patio terrace provides an ideal space for al fresco dining, entertaining or simply enjoying the peaceful surroundings. To the rear, open farmland stretches towards the horizon — a serene backdrop that completes this idyllic setting.



Denotes restricted head height



Easton Lane, Sidlesham, Chichester

Approximate Area = 1999 sq ft / 185.7 sq m (excludes Void)

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Garages = 392 sq ft / 36.4 sq m

Total = 2486 sq ft / 230.9 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). ©nichecom 2025.
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Location - Set amidst open fields and farmland, Hamilton enjoys a peaceful semi-rural setting within easy reach of both coast and city. Here, you can enjoy countryside calm without sacrificing convenience.

Just a short drive to the south lies the vibrant seaside village of East Wittering, known for its independent shops, cosy cafés, and popular sandy beaches. The neighbouring West Wittering Beach, with its Blue Flag status and stunning views across Chichester Harbour, is a renowned destination for water sports, coastal walks, and family days out.

The area is also perfectly positioned for sailing enthusiasts, with Birdham Pool and Chichester Marina both offering mooring facilities and access to the expansive waters of Chichester Harbour Area of Outstanding Natural Beauty.

To the north, the historic cathedral city of Chichester offers a wealth of culture, shopping, and dining options. From world-class performances at Chichester Festival Theatre to the boutique stores and restaurants lining its Georgian streets, the city combines elegance with convenience. Excellent rail links from Chichester provide easy access to London and the south coast, making it an ideal location for those seeking a balance between countryside calm and connectivity.

Directions - Proceed south along the Witterings Road A286 towards Birdham. Just before Birdham turn left into Sidlesham Lane and follow the road south, into Batchmere Road. On entering the hamlet of Almodington, turn left into Easton Lane. Continue for approximately half a mile and the shared driveway is on your left - what3words - rods.flask.army. (Rear access what3words - weddings.scaffold.afternoon)

Chichester District Council - 25/26 Tax Band G £3,892.93

Grade II listed (EPC-D)



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