









## 96 First Avenue

A charming family home offering a quiet and rural feel, with the convenience of the Wittering villages close by.



- ▶ **Detached Family Home**
- ▶ **Two En Suites**
- ▶ **Wrap Around Garden**
- ▶ **Large Gated Driveway**
- ▶ **Situated in around 0.4 acres**
- ▶ **Four Double Bedrooms**
- ▶ **Convenient Study / Ground Floor Bedroom**
- ▶ **Detached Double Garage**
- ▶ **Solar Panels with 8kW Battery**

Upon entering, you are welcomed by a spacious and light-filled hallway leading to a generous kitchen/breakfast room that effortlessly combines practicality with space for relaxed family gatherings. The adjoining utility room provides further storage and functionality. The ground floor also features a newly extended comfortable sitting room with plenty of natural light, thanks to French doors to the garden, creating an inviting space to unwind, while the separate dining room offers a more formal setting for meals and entertaining. A versatile study caters to those requiring a separate and quiet workspace or additional bedroom.

Upstairs, the property boasts four well-sized bedrooms, all with fitted storage, ideal for a growing family. The principal bedroom, and second bedroom include en-suites, while the additional two bedrooms share a family bathroom, ensuring comfort and convenience for all.

Outside, the extensive wrap around garden totaling around 0.4 acres is mainly laid to lawn, and offers a wonderful outdoor space ideal for children, pets, or gardening enthusiasts. A detached double garage with an electric door provides excellent storage or workshop potential, and the large driveway with electric gates which easily accommodates multiple vehicles. With its desirable rural location and spacious living areas, this home presents a fantastic opportunity for countryside living.





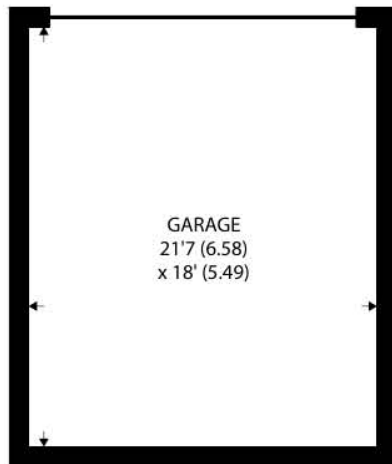








Denotes restricted head height



GARAGE  
21'7 (6.58)  
x 18' (5.49)



KITCHEN /  
BREAKFAST ROOM  
19' (5.79)  
x 13'10 (4.22)

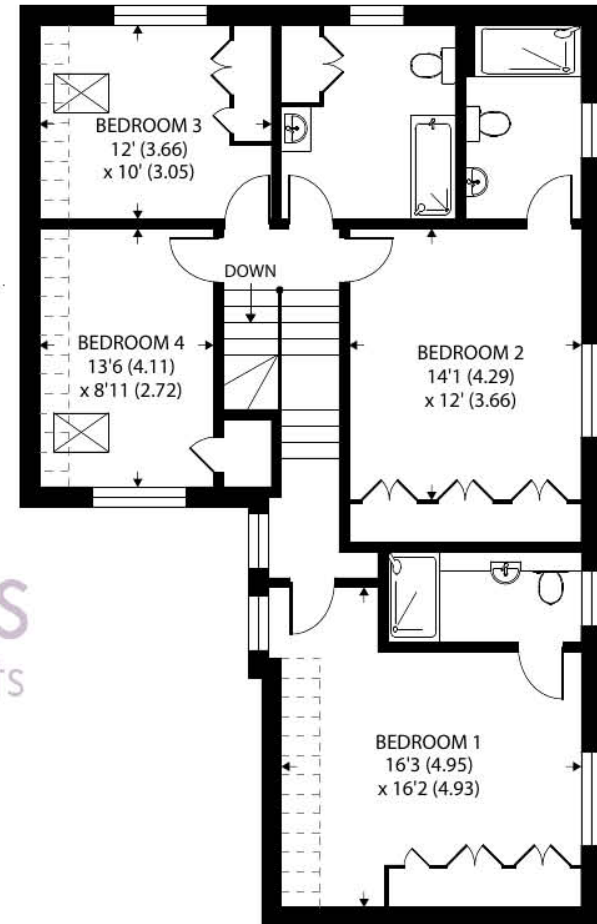
UTILITY  
12'7 (3.84)  
x 7' (2.13)

STUDY  
8'6 (2.59)  
x 8'4 (2.54)

DINING ROOM  
12'2 (3.71)  
x 10'7 (3.23)

SITTING ROOM  
18'6 (5.64)  
x 15'6 (4.72)

GROUND FLOOR



BEDROOM 3  
12' (3.66)  
x 10' (3.05)

BEDROOM 4  
13'6 (4.11)  
x 8'11 (2.72)

BEDROOM 2  
14'1 (4.29)  
x 12' (3.66)

BEDROOM 1  
16'3 (4.95)  
x 16'2 (4.93)

FIRST FLOOR

Approximate Area = 2063 sq ft / 191.6 sq m (includes garage)

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Garage = 390 sq ft / 36.2 sq m

Total = 2515 sq ft / 233.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Batchmere is a peaceful rural hamlet in West Sussex, just south of Chichester. Surrounded by farmland and quiet lanes, it offers a quiet lifestyle while being close to the beaches and local amenities of the Witterings and Bracklesham Bay. The nearby Chichester Harbour provides opportunities for walking and exploring nature. With Chichester only 10 minutes away, Batchmere blends country living with easy access to city amenities.

## FAQ

Heating - Oil, the tank is located in the front garden. Mains Water and Drainage

Fibre Broadband direct to the property, current speeds of 70Mbps

Private road charges of £200pa payable to resident association FABRA.

Chichester District Council Tax Band E





