





96 First Avenue

Batchmere, Chichester

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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

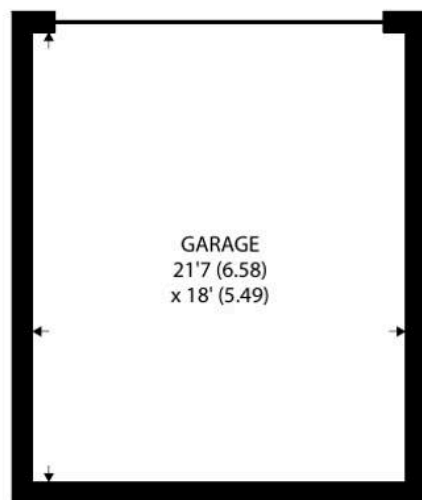
- Four Double Bedrooms
- Two En Suites
- Convenient Study / Ground Floor Bedroom
- Wrap Around Garden
- Detached Double Garage
- Large Gated Driveway
- Solar Panels with 8kW Battery
- Situated in Around 0.4 Acres



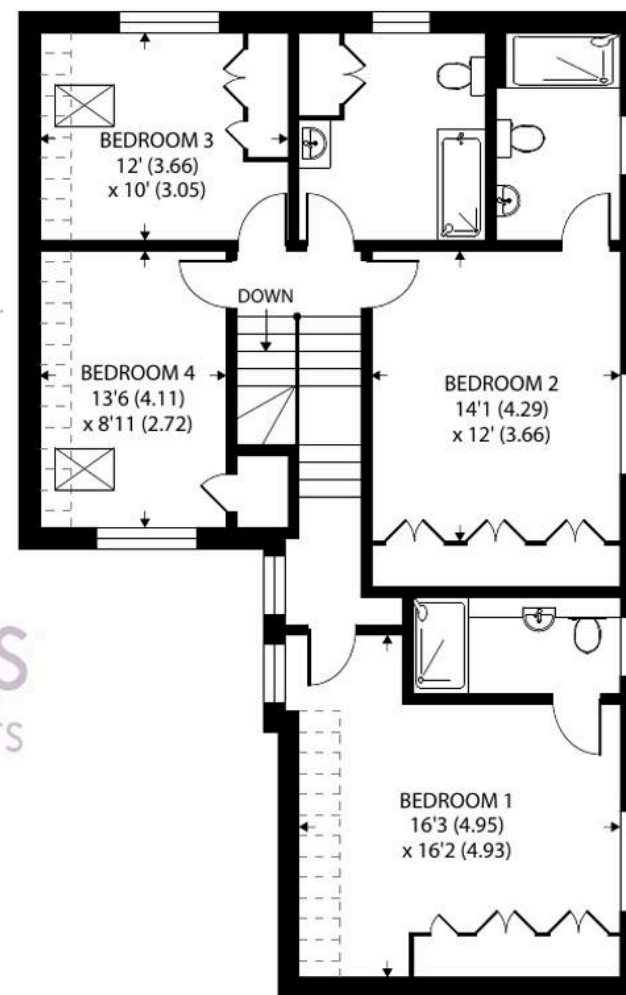




Denotes restricted
head height



GROUND FLOOR



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







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Henry Adams – East Wittering

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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