









# 96 First Avenue

Batchmere, Chichester

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

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.



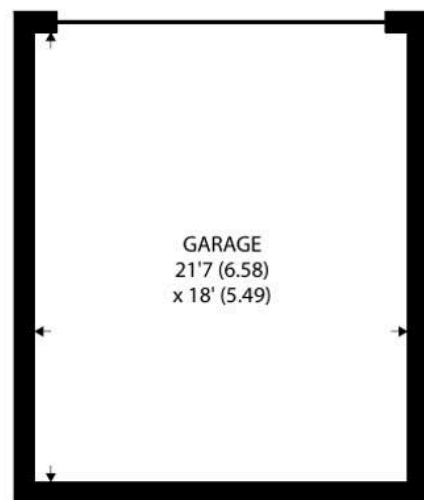




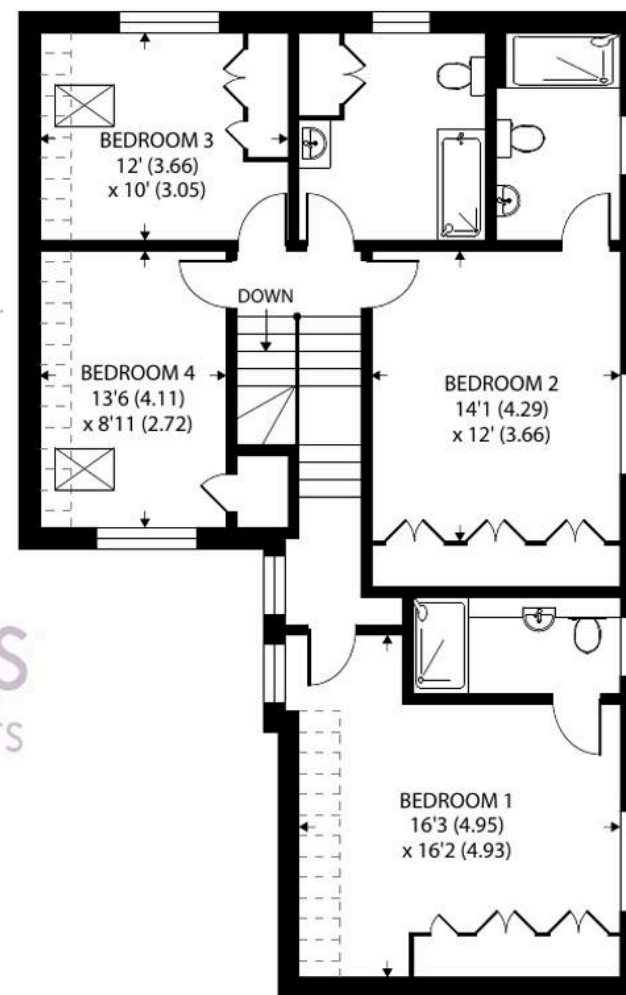




Denotes restricted  
head height



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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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





## 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