





Langdale First Avenue

Batchmere, Chichester

Charming extended bungalow in Batchmere, offering versatile living spaces, wrap-around gardens, and modern upgrades, all tucked away at the end of a private driveway for peace and privacy.

Tucked away at the end of a private driveway in the peaceful rural hamlet of Batchmere, this detached chalet-style barn conversion offers generous space, character, and a true sense of privacy. It also enjoys the distinction of being the only detached property within the collection of converted barns. Originally a working barn, the property has been thoughtfully converted and extended over the years to create a comfortable and versatile home.

The front door opens into a bright hallway leading to a generous dining room with a feature fireplace. The galley-style kitchen provides plenty of cupboard space, and there's a separate utility room for extra convenience. To the rear, a light and airy living room with dual aspect windows overlooks the garden, while the adjoining garden room is the perfect place to sit and enjoy the view. A newly refurbished shower room and a ground floor bedroom, currently used as a study, complete the downstairs layout.

Upstairs are two good sized double bedrooms. The main bedroom includes built-in wardrobes and an en suite bathroom, and the second bedroom offers plenty of storage with eaves cupboards and an additional double wardrobe on the landing. A modern family bathroom serves this floor.

The property has been updated with an air source heat pump for efficient heating and lower running costs.

Outside, the wrap-around garden enjoys sunshine throughout the day, with a mix of lawn and patio areas ideal for relaxing or entertaining. A real highlight is the pair of barns to the front, substantial structures, offering plenty of space for vehicles, storage or workshop use, tying in perfectly with the property's barn origins.







Approximate Area = 1716 sq ft / 159.4 sq m (excludes void)

Limited Use Area(s) = 160 sq ft / 14.9 sq m

Barn / Summer House / Shed = 898 sq ft / 83.4 sq m

Total = 2774 sq ft / 257.7 sq m

For identification only - Not to scale







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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Peaceful rural hamlet location
- End of private driveway
- Extended and well-presented home
- Spacious dual aspect living room
- Versatile downstairs bedroom/study
- Recently refurbished bathrooms
- Beautiful garden room views
- Wrap-around sunny gardens
- Air source heat pump
- Two carports with storage

Batchmere is a charming rural hamlet in West Sussex, nestled between the coastal villages of Bracklesham Bay and East Wittering to the south and the historic cathedral city of Chichester to the north. Surrounded by open countryside and farmland, it offers a peaceful, semi-rural lifestyle while still being within easy reach of the sandy beaches along the Witterings coastline. The area is popular with walkers, cyclists, and nature lovers, with nearby nature reserves and scenic footpaths, yet benefits from excellent road links to Chichester, Goodwood, and the South Downs National Park, making it ideal for those seeking tranquillity without sacrificing convenience.



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