





## Our Patch, 103 First Avenue

This beautifully presented family home offers comfort, space, and opportunities for multi-generational living and business ventures.



- ▶ **Extended Family Home**
- ▶ **Five Double Bedrooms**
- ▶ **Various Outbuildings**
- ▶ **Wrap Around Garden and Additional Paddock**
- ▶ **Located on a Private Road**
- ▶ **Light and Spacious Accommodation**
- ▶ **Three Well Appointed Bathrooms**
- ▶ **Solar Panels with Annual FIT Payments**
- ▶ **Detached Home Office**

The property welcomes you with a spacious entrance featuring a roof lantern and a built-in coat and boot cupboard. The hallway leads to the lounge, a large L-shaped room with a triple aspect and French doors opening onto the patio. This connects to the downstairs bedroom, a generously sized double, that leads into a snug or dressing room with French doors to the rear garden. Throughout these rooms, underfloor heating provides consistent warmth. A modern ground floor bathroom features a bath and dual shower enclosure.

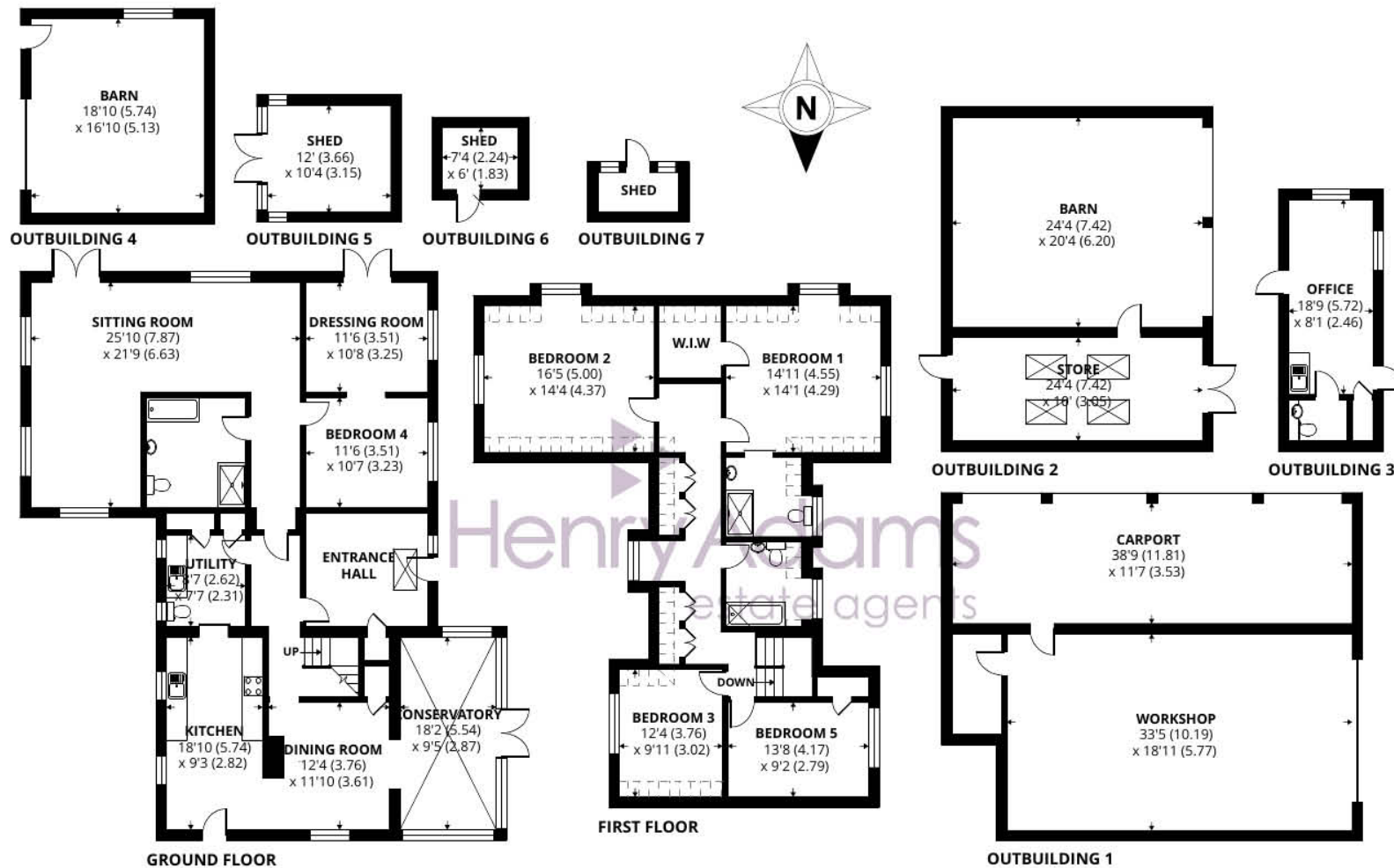
The modern kitchen/breakfast room offers ample storage, a boiling water tap, integrated appliances, and a stable door to the side garden. It flows into the dining room, which features a log burner. The west-facing sunroom, with a triple aspect and French doors to the garden, creates a bright, inviting space, underfloor heating ensures enjoyment all year round. The laundry room, accessible from the hallway and kitchen, includes a WC, sink, plumbing for white goods, and an airing cupboard.

Stairs from the hallway lead to the light and spacious first-floor landing with built-in storage. The principal suite includes a walk-in wardrobe and an en-suite bathroom with a modern suite and an electric mirror with Bluetooth connectivity. Three additional double bedrooms, are also located on this floor. A well-appointed family bathroom, with a panelled bath and a drench shower head, serves these bedrooms.









Approximate Area = 2761 sq ft / 256.4 sq m (excludes carport)

Limited Use Area(s) = 153 sq ft / 14.2 sq m

Outbuilding = 2155 sq ft / 200.1 sq m

Total = 5069 sq ft / 470.9 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.

## Exterior and Outbuildings

The property includes several versatile outbuildings; a detached home office with a kitchenette and cloakroom which is ideal for holiday rentals or business use, the detached garage offers space for a car and additional storage, and there is also a double carport attached to a workshop, which provides secure storage, power, light, and running water. Additionally, a large barn with vehicular access via an electric roller shutter and 3 phase electric, as well as an extra storeroom offers extensive storage and workspace options.

The property features a large grazing paddock with a secure fenced boundary, making it suitable for various uses, and the wrap-around garden is mostly laid to lawn, with patio areas, a secure play area, a summer house, and a garden shed. This home offers a unique combination of spacious living, modern amenities, and versatile outbuildings in a beautiful rural setting, perfect for both family life and business opportunities.

Chichester District Council Tax Band F 2024/25 - £3,202.13



