



4 Sydenham Terrace, Covington Road, Westbourne

Guide Price £379,950 Freehold



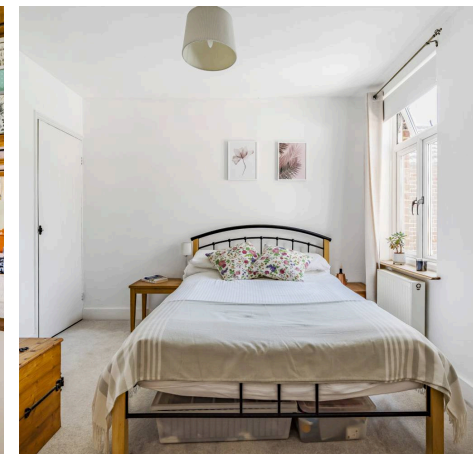
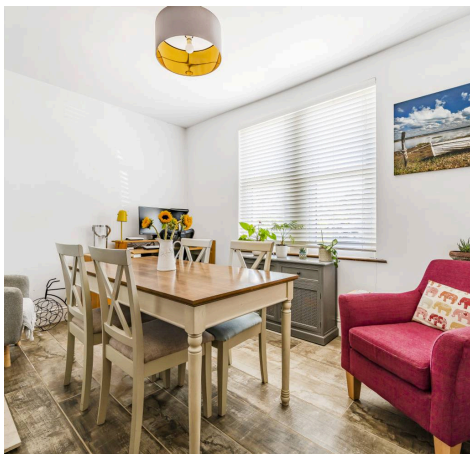
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A delightful cottage situated in the always popular village of Westbourne. Covington Road is a peaceful cul de sac, walking distance from the centre of the village.

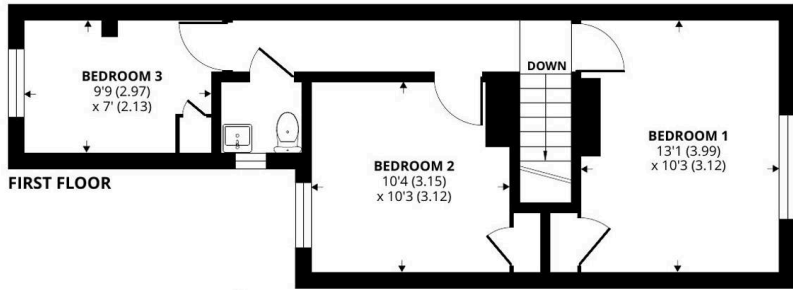
Enter the property and turn right into the dining room/family room with gas fire. Come back past the stairs and into the separate sitting room with attractive log burner. Onward to the extended and farmhouse style kitchen with access to the rear garden.

Upstairs there are two double bedrooms both with built-in wardrobes and one single. The family bathroom is downstairs and upstairs there is a convenient separate wc.

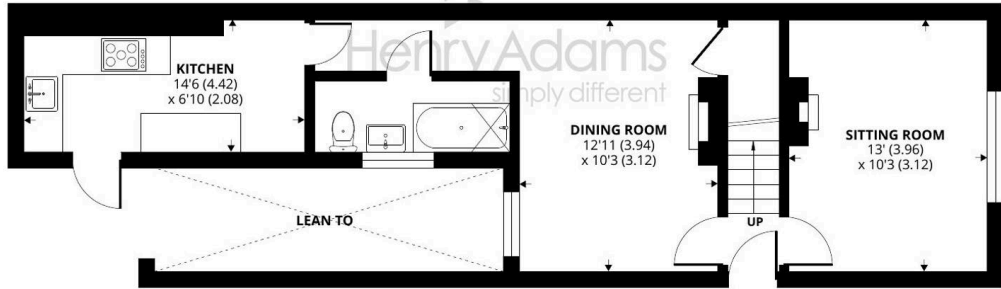
Outside the rear garden is long and west facing. Secluded and enclosed. There is a useful lean-to area for bike storage. There is parking to the front of the property as well an electric vehicle charging point.



- Enjoy living in a quiet cul de sac
- Stroll into Westbourne village from here
- Snuggle down in Autumn & Winter with the gas fire or log burner
- Family bathroom and second separate WC
- Relax with the family in the west facing rear garden
- Park on the driveway in front of property with included EV charging point



FIRST FLOOR



GROUND FLOOR

4 Sydenham Terrace, Covington Road, Emsworth

Approximate Area = 905 sq ft / 84 sq m (excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Henry Adams. REF: 1031032





Council Tax band: C EPC Energy Efficiency Rating: D

Location

In a sought after semi-rural position, Covington Road is ideally located near the centre of the picturesque village of Westbourne, straddling the Hampshire/West Sussex border with a church, a doctors surgery, Westbourne Primary School and day-to-day shopping, including a locally renowned bakery. Westbourne is also conveniently situated for easy access to the Cathedral City of Chichester with its Festival Theatre, racing at Goodwood and polo at Cowdray in Midhurst, The bustling harbourside town of Emsworth, a short distance to the south, lies on the upper reaches of Chichester Harbour with two sailing clubs and coastline appealing to birdwatchers and ramblers alike.

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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 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.