



Westbourne Cottage



- ▶ **Three Bedroom Semi-Detached Character Cottage**
- ▶ **Two Reception Rooms**
- ▶ **Some Modernisation Required**
- ▶ **No Forward Chain**
- ▶ **Grade II Listed With Original Features**
- ▶ **Spacious Kitchen**
- ▶ **Mature Private Garden with Seating Areas**
- ▶ **Requested Location**

Situated in a requested location, this three-bedroom semi-detached character cottage exudes charm and history. The property, a Grade II listed building with original features, offers a unique opportunity for those seeking a home with character.

Upon entering the cottage, you are welcomed by a sense of warmth and comfort that is characteristic of homes with a rich history. The two reception rooms provide ample space for entertaining or relaxing, each adorned with period features that add to the property's charm. The spacious kitchen offers the perfect blend of functionality and traditional style. It provides a delightful space for culinary creations and family meals. Some modernisation may be required, offering the new owners the opportunity to put their stamp on this charming property. The cottage boasts two well-proportioned bedrooms, and bedroom three would make a perfect nursery or study each offering a peaceful retreat at the end of a long day.

Mature private gardens with provide a tranquil oasis for relaxation and enjoyment. The outdoor space offers a haven for nature lovers and those seeking a peaceful setting to unwind. The grounds consist of various patio seating areas, mature shrubs and flower borders. Another advantage of this property is that it comes to market with no forward chain, allowing for a smooth and efficient purchase process. This presents a rare opportunity for buyers looking to secure a unique and characterful property in a sought-after location.





Church Road, Westbourne, Emsworth, PO10

Approximate Area = 981 sq ft / 91.1 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 1038 sq ft / 96.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1183383

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.

Situation

Located in the picturesque village of Westbourne, straddling the Hampshire/West Sussex border, with church, doctors surgery and day-to-day shopping including a locally renowned bakery. 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. Access to London is good with the A3(M) within a few miles of the property and Victoria and Waterloo rail services available at Emsworth and Havant respectively.

5th December 2024



To arrange a viewing call **01243 377773** View details online at henryadams.co.uk