





# Clematis Cottage



▶ **Grade II Listed Semi-Detached Cottage**

▶ **Modern Fitted Kitchen**

▶ **Two Double Bedrooms**

▶ **Private Secure Garden**

▶ **Light & Spacious With Two Reception Rooms**

▶ **Character Features**

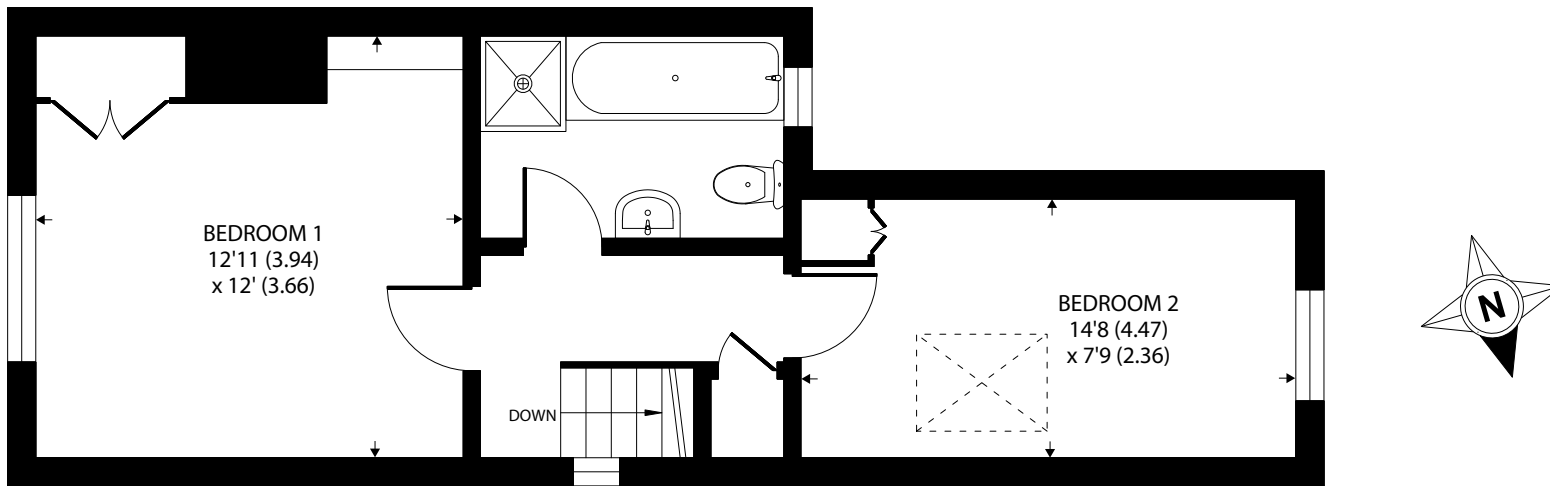
▶ **Modern Bathroom**

▶ **Requested Location**

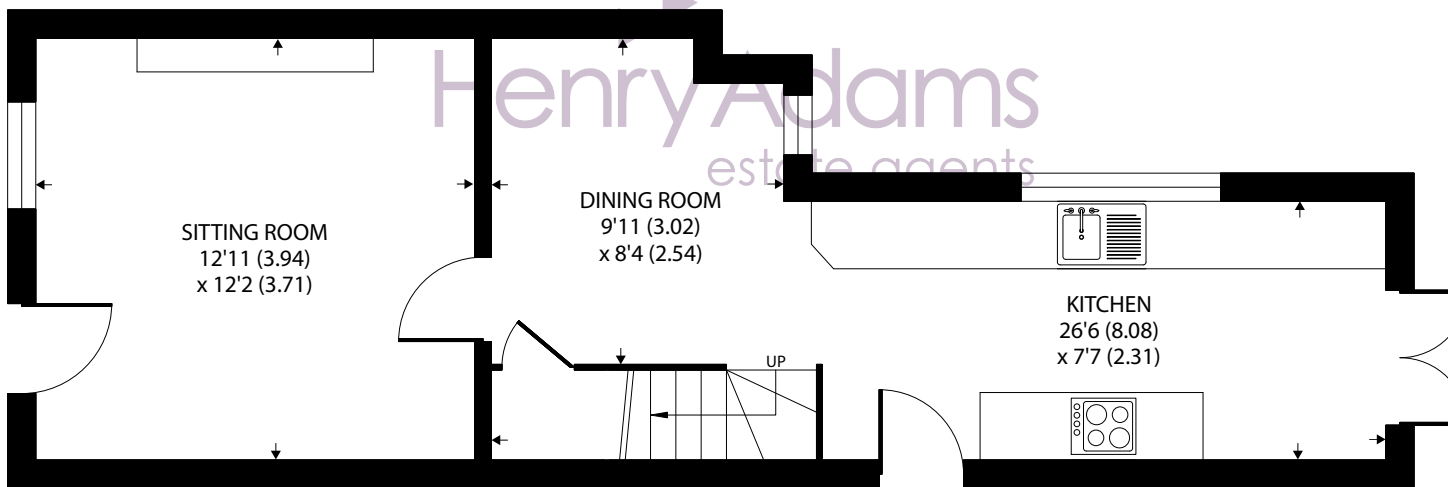
Nestled in the heart of a sought-after location, this Grade II Listed Semi-Detached Cottage exudes charm and character. The property boasts a light and spacious interior, comprising two inviting reception rooms that are ideal for entertaining guests or relaxing with family. The modern fitted kitchen is both stylish and functional, providing the perfect space for culinary enthusiasts. Throughout the cottage, character features abound, adding a touch of history and uniqueness to the living spaces. Upstairs, two generously sized double bedrooms offer comfortable accommodation for residents, while the modern bathroom ensures relaxation and convenience. Externally, the property showcases a diligently maintained secure garden, offering a peaceful retreat for outdoor enjoyment. This charming cottage truly epitomises the essence of a quintessential English home.

Enclosed within its own boundaries, the garden offers a sanctuary for residents to enjoy alfresco dining or simply bask in the tranquillity of the outdoors. Whether it is a quiet morning coffee or a lively barbecue with friends, this outdoor space caters to a variety of pursuits, making it an extension of the cosy cottage.





FIRST FLOOR



GROUND FLOOR

## Church Road, Westbourne, Emsworth

Approximate Area = 803 sq ft / 74.6 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: 1188272

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](https://www.henryadams.co.uk)