

# Devon Terrace

Westbourne PO10 8SQ



- Charming End of Terrace Cottage
- Beautiful Village Location
- Two Double bedrooms
- Good Sized Kitchen
- Roof Terrace
- No Forward Chain
- Low Maintenance Rear Courtyard

**£315,000**

*Freehold*

A stunning character cottage in the highly requested village of Westbourne. Boasting a lovely roof terrace and well appointed accommodation, this cottage will suit a first time or investment buyer. Contact us to organise your viewing today.

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**Hazle** & Co

# Cottage

2 Bedrooms | 1 Bathroom



## APPROACH

The cottage sits behind a wrought iron and brick wall, with a pretty archway inviting you in.

## LOUNGE

Enter directly into the lounge through the wooden front door with obscured glass. Within the lounge there is a single glazed sash window, period style radiator, brick built feature fireplace with storage either side, wooden flooring and open doorway leading into the kitchen.



## KITCHEN

Light and airy kitchen sits in the heart of the house with a cosy cottage feel. Wooden units with hob, oven and brick effect white tile splash back. Stairs lead from the kitchen to the first floor with under stairs storage cupboards. There is a double glazed window, radiator, ample power points and attractive tiled flooring.

## CLOAKROOM

Double glazed door leading to the outside patio area and door leading to the bathroom.



## **BATHROOM**

White suite with shower over the bath, pedestal basin and low level WC. With double glazed obscured window to the rear aspect, partly tiled walls and tiled flooring. A cupboard houses the Valiant boiler and there is plumbing for a washing machine.

## **BEDROOM 1**

Master bedroom has a single glazed sash window to the front of the property, a radiator and built in wardrobe.

## **BEDROOM 2**

Good sized bedroom at the rear, has a radiator and double glazed door leading onto the roof terrace. Within this room there is access to the loft and shelving.

## **ROOF TERRACE**

Fully decked roof terrace surrounded by security railing.

## **OUTSIDE**

To the rear of the property lies a fully enclosed, paved courtyard area.

Hazle and Co are advised that main services are connected.

*Council Tax Band C*

*Local Authority Chichester District Council*

*Directions from our office in Emsworth proceed to the roundabout, go straight ahead into North Street, continue under the railway bridge and turn right into New Brighton Road. Continue until you reach a mini roundabout then turn right towards Westbourne.*

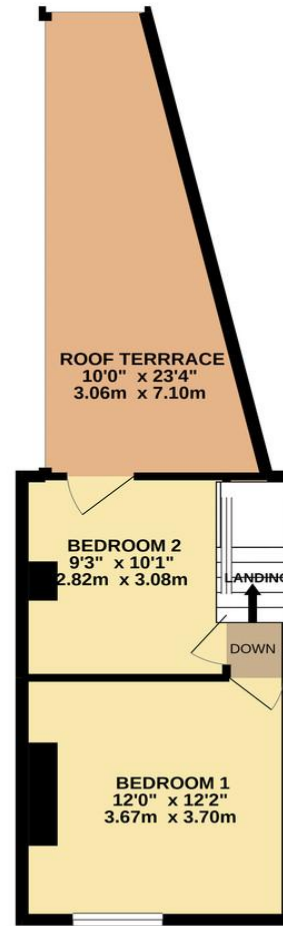
*Continue past the church, go straight ahead through The Square where East Street B2147 can be found, Devon Terrace can be found on the right just past the garage.*



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

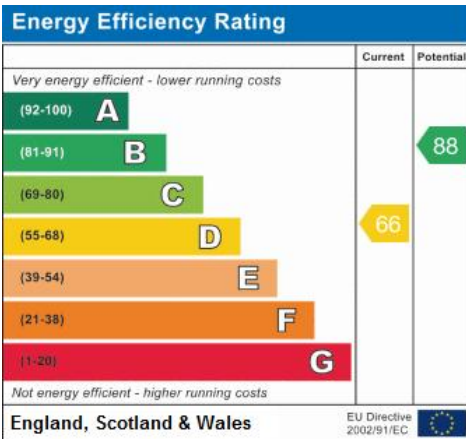


1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

# Hazle & Co

