

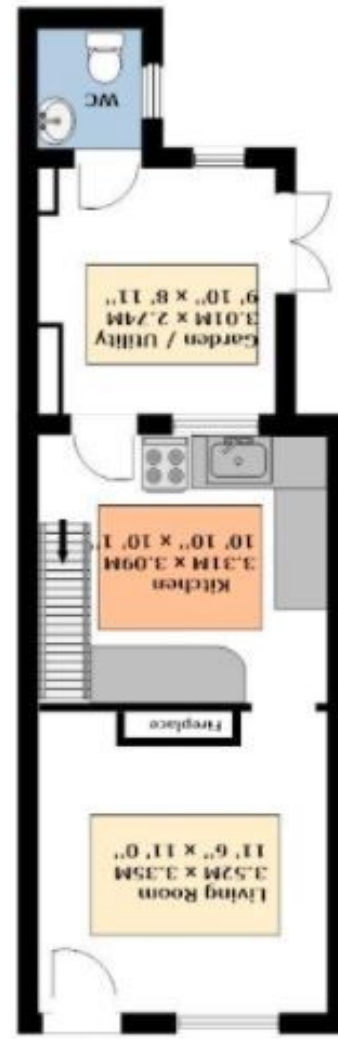
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



2nd Floor (Roof Room)



1st Floor



Ground Floor

STRIDE & SON

Southdown House, St. John's Street, Chichester, PO19 1XQ

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Westbourne

The Mouse House, 3 Church View, Church Road, Westbourne, PO10 8UA.

Situated in the heart of Westbourne village a charming Grade II listed period cottage. The property has two bedrooms with gas fired central heating and offers characterful accommodation with exposed beams, wood burning stove and courtyard garden to the rear. The property is within walking distance of Westbourne's local shops, pubs and restaurants and is within easy reach of Chichester Harbour. The main centres of Emsworth and Chichester are approximately 1 ½ and 8 miles distant respectively.

The accommodation is arranged as follows:

Front door to:

SITTING ROOM: 10'6 x 11'. Large open fireplace with brick surround and fitted woodburning stove. Recessed shelving to one side. Exposed wall and ceiling beams. Parquet flooring. TV aerial point. Double radiator.

KITCHEN: 10'10 x 10'1. Range of fitted base and wall cupboards. Inset sink with mixer tap. Electric oven with gas hob and extractor fan over. Plumbing for dishwasher. Space for fridge/freezer. Double radiator. Half glazed stable door to:

DINING ROOM: 9'10 x 8'11. Part vaulted ceiling. Double radiator. Ideal gas boiler for domestic hot water and central heating. Electric meter cupboard. Double glazed doors to patio garden. Door to:

CLOAKROOM: Low level W.C. Wash hand basin. Extractor fan.

Stairs to first floor landing:

BEDROOM 1: 11'2 x 11'1. Exposed ceiling beams. Wardrobe cupboard. Shelved store cupboard. Radiator. Telephone point.

BATHROOM: White suite comprising panelled bath with mixer tap shower attachment and tiled surround. Vanity unit with cupboard below. Low level W.C. Radiator towel rail. Wall light/shaver point.

Stairs to 2nd Floor:

BEDROOM 2: 11'5 x 11'1 into dormer window. Fireplace with cast iron surround. Double radiator. Exposed beams. Double aspect windows with views to Westbourne Church.

SERVICES: All main.

EXTERIOR: To the rear of the property is a pretty courtyard garden with raised flower beds. Timber built **Summerhouse** being bounded to the rear and side by brick and flint walls. Pedestrian gate giving access to Church Road.

Note: **There is unregulated parking in the square to the front of the property.**

PRICE GUIDE: £285,000 FREEHOLD

DIRECTIONS: From the White Horse Pub in The Square in Westbourne, proceed along Church View and The Mouse House (no3) will be found on the right-hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

