



Waterways

Westbourne Road, Westbourne, West Sussex PO10 8UL

Michael
Cornish

PROPERTY SALES & ACQUISITIONS



Waterways

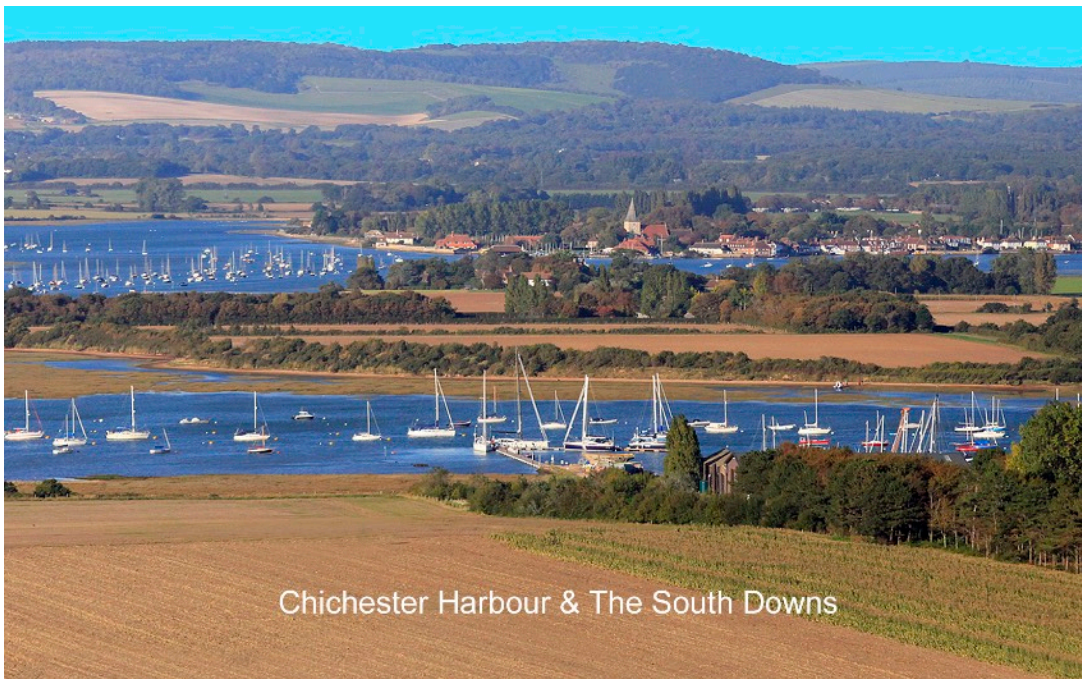


Two Sailing clubs at Emsworth south of Westbourne village

Waterways

Westbourne Road, Westbourne

A handsome Edwardian semi-detached house superbly presented, featuring elegant tall ceilings comprising, 3 double bedrooms, bathroom, sitting room, stunning kitchen/dining/family room and a long private south aspect garden, with off street parking, walking distance to the centre of this highly desirable village, about one and a half miles north of Emsworth and its two sailing clubs.



Chichester Harbour & The South Downs

Property Features

3 Double Bedrooms, Bathroom
Large Loft Room
Entrance hall, Cloakroom/WC
Sitting Room
Kitchen/ Dining/Family Room
Utility Room

Outside

Lovely long private garden
with a southerly rear aspect
Off street parking space

Desirable historic village

enchanting surrounding countryside

THE PROPERTY

Waterways is a superbly presented handsome Edwardian semi-detached house cleverly extended in recent years, whilst retaining much of its original character with well proportioned rooms with tall ceilings and a bright atmosphere throughout. Upon entering the house there is a welcoming reception hall with stairs to the first floor and integrated storage cupboards below and a cloakroom/wc. The front sitting room has a wide bay window and a fireplace with a wood burning stove. There is a large utility room with a range of wall and base units, worktops and sink unit and plumbing for appliances. A door from the hall leads into the impressive well appointed kitchen/dining/family room with a partly vaulted ceiling and there is a comprehensive range of wall and base units with extensive worktop area, oven, hob sink unit, integrated dishwasher and space for a large American style fridge/freezer, open plan to the family sitting room which features a period style log burning stove and the dining room area overlooks the rear garden with patio doors leading out to the extensive paved sun terrace. From the entrance hall stairs rise to the landing with doors leading to the principal bedroom, which has lovely views over the rear garden. There are two further double bedrooms and a superb modern bathroom. A further staircase leads to the second floor loft room, ideal studio with space for a double bed and hatchway door to loft storage area.

GARDEN

Waterways is approached from the village road and has off street parking for one car and a side entrance to the private rear garden with a southerly aspect. From the kitchen/dining room area patio doors lead to the "sun trap" private paved patio area leading to the extensive neat lawn and with boundary edges providing an excellent degree of privacy.





WESTBOURNE VILLAGE & EMSWORTH

This a highly regarded picturesque village has a thriving community, which straddles the Hampshire/West Sussex border central to the village is St John the Baptist Church along side the River Ems, there is a medical centre and day-to-day shopping including: a pharmacy, hairdressers, a renowned bakery, tea room, two local public houses, fish and chips shop, restaurant and the Co-op store. The village is ideally situated near open countryside and to the northern edge of the village there is wonderful The South Downs National Park. Emsworth is a highly regarded coastal town in Hampshire with two Sailing clubs and has a fascinating history dating from Saxon era situated near the border of West Sussex and lies to the northwest channel of Chichester Harbour. During 1239 Emsworth was granted the right to hold a market and there was an annual fair and in 1332 Emsworth was one of Hampshire's four Customs Ports. Emsworth was known for shipbuilding, boat building and rope making. The River Ems named after the town, flows into the Slipper Millpond, the parish Church of St James was built in 1840. In 1847 the London, Brighton and South Coast Railway came to Emsworth town. Emsworth Cricket Club was founded in 1811. The harbour is now used almost exclusively for recreational sailing. The town has a Yacht Marina and two Sailing Clubs, Emsworth Sailing Club and Emsworth Slipper Sailing Club. The town has a variety of interesting shops, supermarkets and an excellent selection of restaurants with other amenities including; doctors surgery, nearby hospitals at Portsmouth QA and Spire Portsmouth Hospital at Havant, excellent primary schools and The Portsmouth Grammar school. Sports facilities include: The Avenue Lawn Tennis, Squash & Fitness club Emsworth, Bourne Leisure centre Southbourne, Horizon Leisure Havant and further to the West at the David Lloyd centre Port Solent.





CHICHESTER

Westbourne is located midway between the historic Naval City of Portsmouth (9 miles) and Chichester City (8.5 miles) which was founded by the Romans during the first century AD and the surrounding areas are steeped in history, with a number of fascinating archaeological remains from the Roman Conquest such as the existing remains of the tall defence Walls which now provide a walk round the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There is a Nuffield Hospital (private patients) and NHS St Richard's Hospital. Further amenities include: public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, Chichester Racquets tennis/squash club and Chichester rugby club. Further attractions include: the award winning Pallant House Gallery and internationally renowned Chichester Festival Theatre. There are a number of schools accessible including: Westbourne Primary school, Bishop Luffa, The Prebendal school, Oakwood, Slindon College, Great Ballard, Dorset House, Seaford College and Westbourne House, Chichester University, Bedales at Petersfield and The Portsmouth Grammar school.

COASTAL & COUNTRY PURSUITS

Chichester is renowned for its sailing amenities, country pursuits and attractions: the Goodwood Festival of Speed, Goodwood Revival motoring events, Horse Racing at Goodwood and Fontwell, and Polo at Cowdray Park. Golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside is an Area of Outstanding Natural Beauty. The South Downs National Park provides miles of footpaths and bridleways. There are miles of sandy beaches at the Witterings. Chichester has about 17 miles of harbour channels with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina) and in all 14 sailing clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College & Gardens, Arundel Castle, Fishbourne Roman Palace, Stansted Park, Petworth House, and Goodwood House.







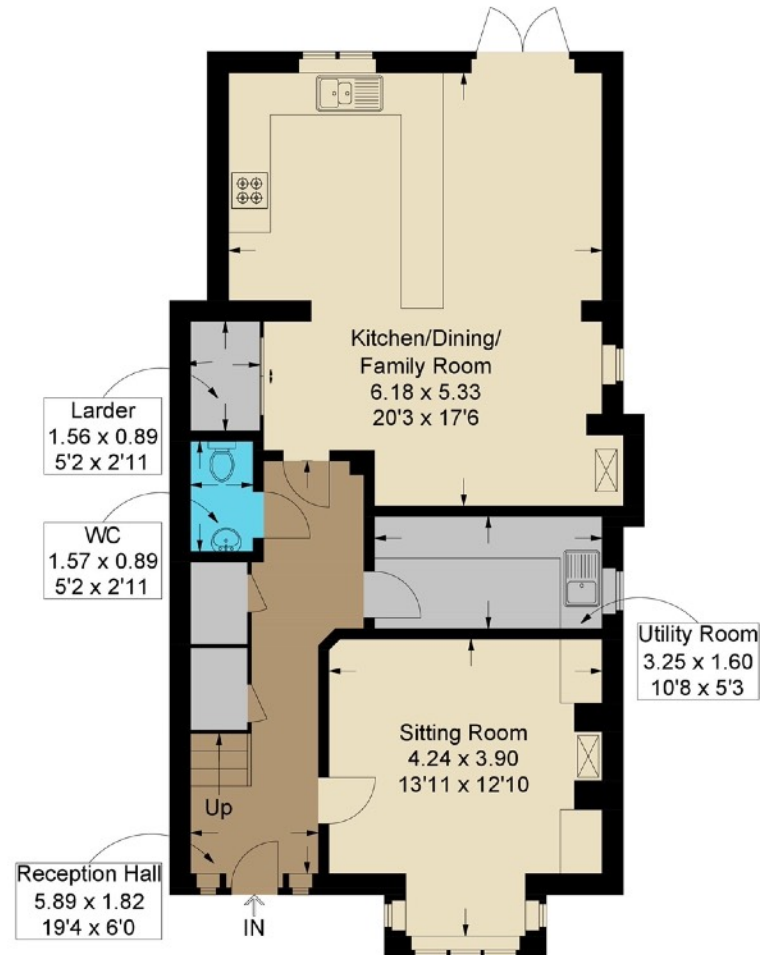
Waterways, Westbourne Road, Westbourne, PO10 8UL

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft

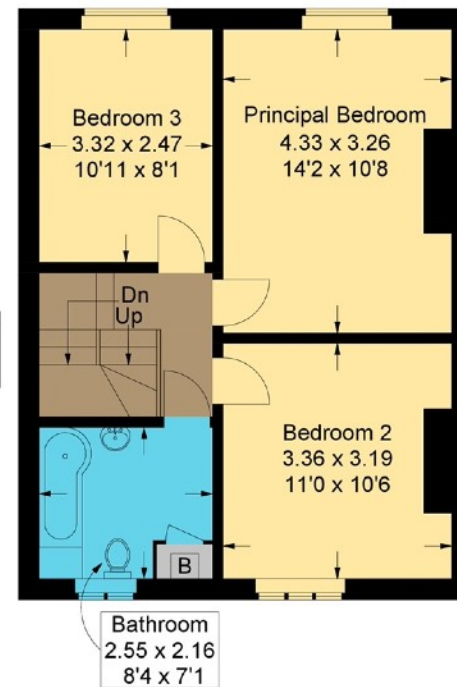
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 19.6 sq m / 211 sq ft

Total = 145.9 sq m / 1570 sq ft



Ground Floor



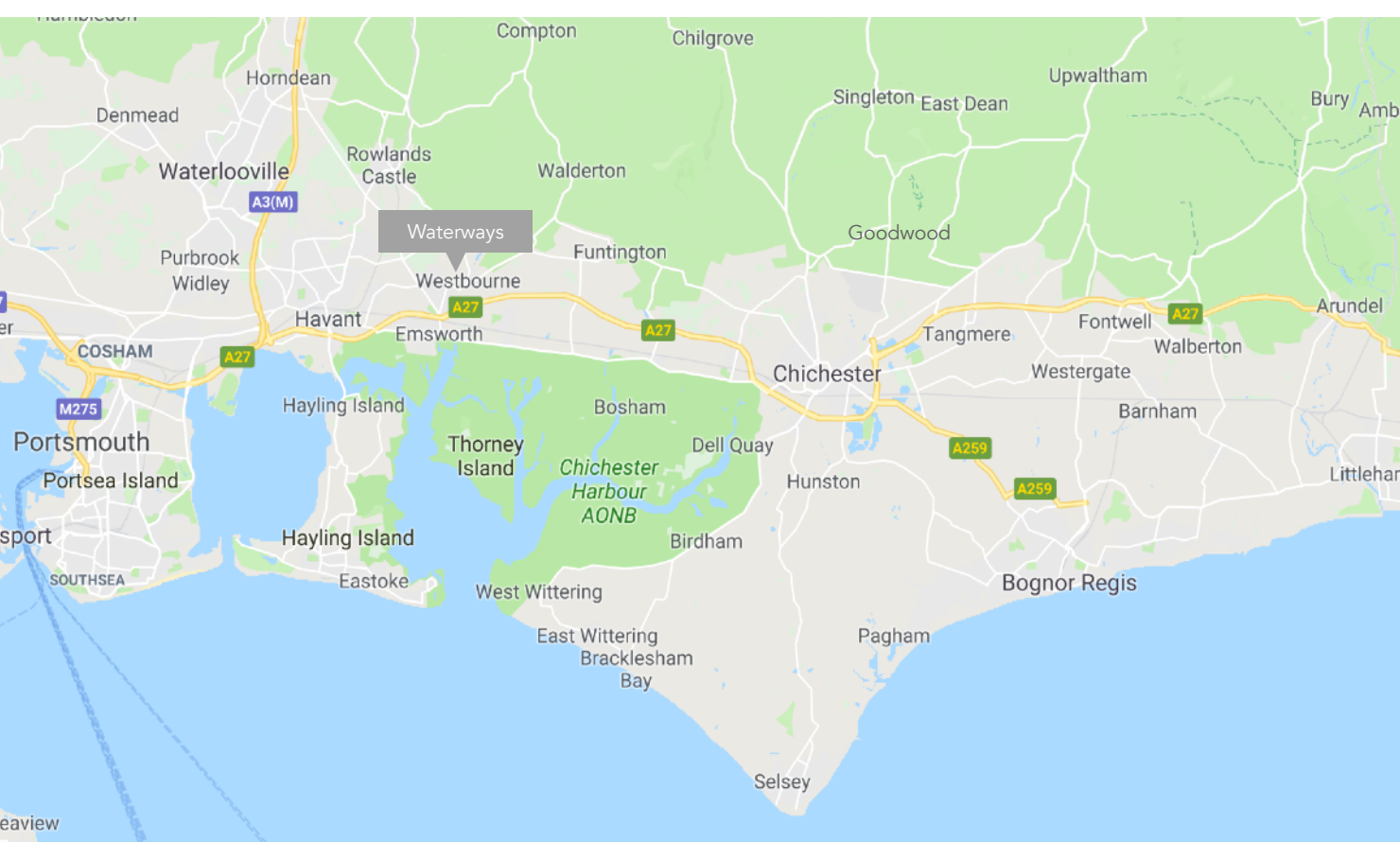
First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



COMMUNICATION ROAD & RAIL LINKS

Westbourne is about 1.5 miles from Emsworth, which has a mainline rail station with fast links to: London/Waterloo via Havant (95mins) and to London Victoria (105mins) via Chichester. The A3 (M) motorway is about 4.5 miles west, connecting to the M25 Junction10 and to central London/Westminster about (70miles) and Airports at Heathrow (59miles) or alternatively Gatwick via A27/A24 (55miles). Southampton International Airport (24miles) and Portsmouth (8miles), both cities have ferry services to the Isle of Wight, The Channel Isles and Europe.

SERVICES: Mains gas, electricity and drainage.

LOCAL AUTHORITY: Chichester District Council: 01243 785166

Council Tax Band: D Year 2025/26: £2401.67 EPC Rating: C



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Viewing by Appointment

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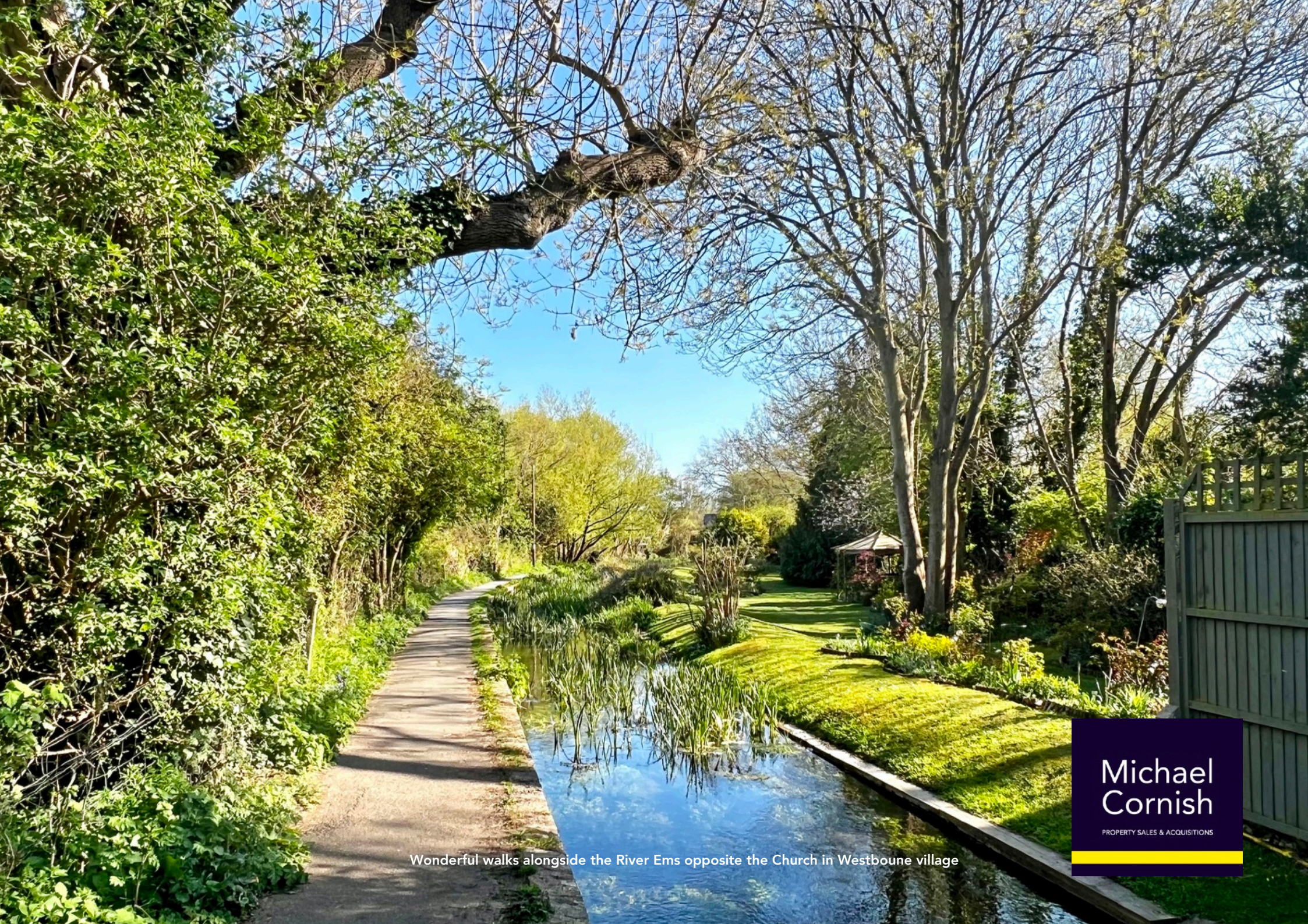
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Wonderful walks alongside the River Ems opposite the Church in Westbourne village

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