



Willowsmere, Westboun Road, Westbourne

Offers Over £695,000 Freehold





Willowsmere Westbourne Road

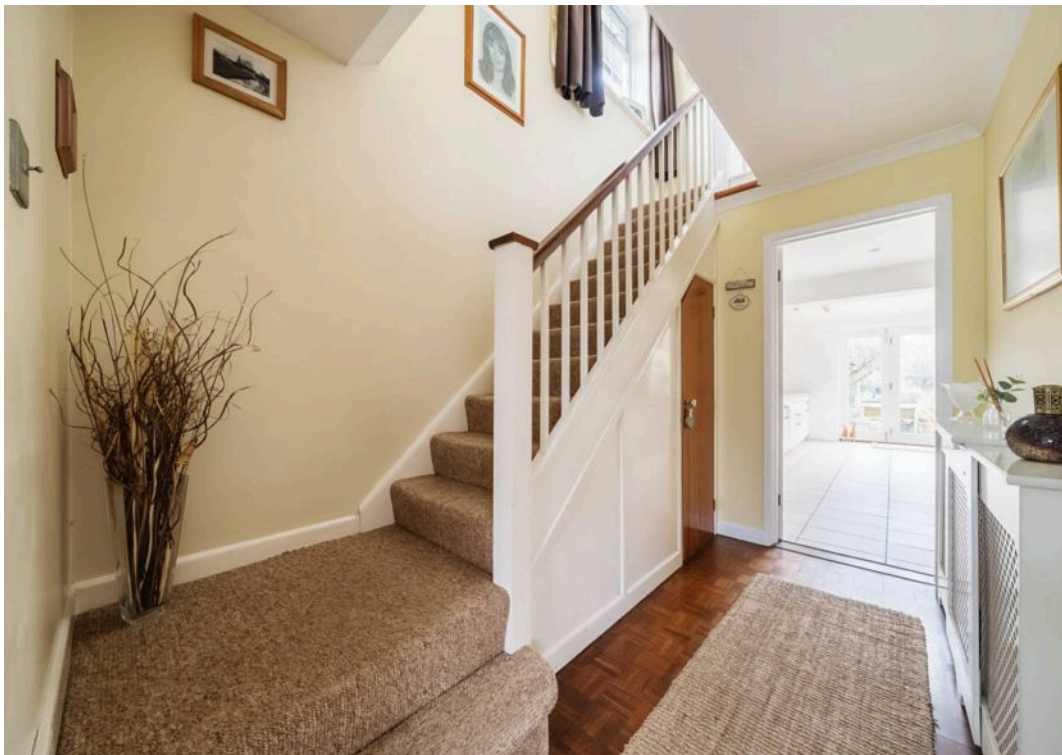
Westbourne

Nestled in a tranquil setting, this beautifully presented three-bedroom semi-detached house offers a perfect blend of character features and modern amenities. As you step inside, you are greeted by a light & spacious entrance hall leading onto a stylish kitchen that seamlessly flows into an open-plan family room, creating a warm and inviting space for gatherings. The property also boasts two further reception rooms, a utility room, and three double bedrooms, with an en-suite to bedroom one and fitted wardrobes in bedroom one and bedroom two. The modern family bathroom adds a touch of luxury, providing a comfortable and relaxing retreat.

With its idyllic setting and charming features, this property presents a unique opportunity to enjoy a peaceful lifestyle while being in proximity to essential amenities. Schedule a viewing today to experience the beauty and tranquillity this home has to offer.



- Beautifully Presented Three Bedroom Semi-Detached House
- Character Features & Working Open Fire To Sitting Room
- Stylish Kitchen & Open Plan Family Room With Bi-Fold Doors
- Two Further Reception Rooms
- Utility Room & WC
- Three Double Bedrooms With En-Suite To Bedroom One







Westbourne Road, Westbourne, Emsworth, PO10

Approximate Area = 1401 sq ft / 130.1 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1561 sq ft / 144.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Council Tax band: E
EPC Energy Efficiency Rating: D

Outside

Outside, the property truly shines with its stunning extensive mature garden that overlooks the serene River Ems stream, offering a picturesque backdrop for outdoor relaxation and entertaining. The garden features beautiful flower borders, mature shrubs, and trees, enhancing the natural beauty of the surroundings. Additional highlights include a garage and drive, providing convenient off-road parking for multiple vehicles.

Location

Located in the picturesque West Sussex village of Westbourne, situated on the county boundary with Hampshire, 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.





Henry Adams – Emsworth

Henry Adams LLP, 15 North Street, Emsworth – PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

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.