



38 Westbourne Avenue, Emsworth

Guide Price £1,250,000 Freehold

 Henry Adams
estate agents



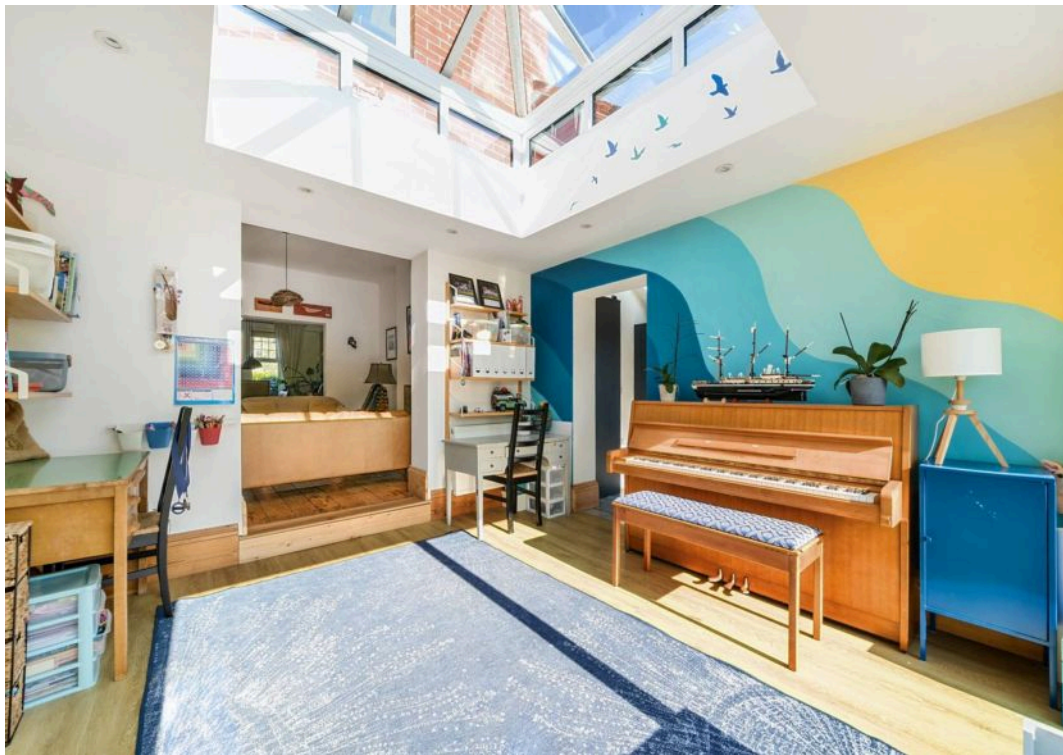
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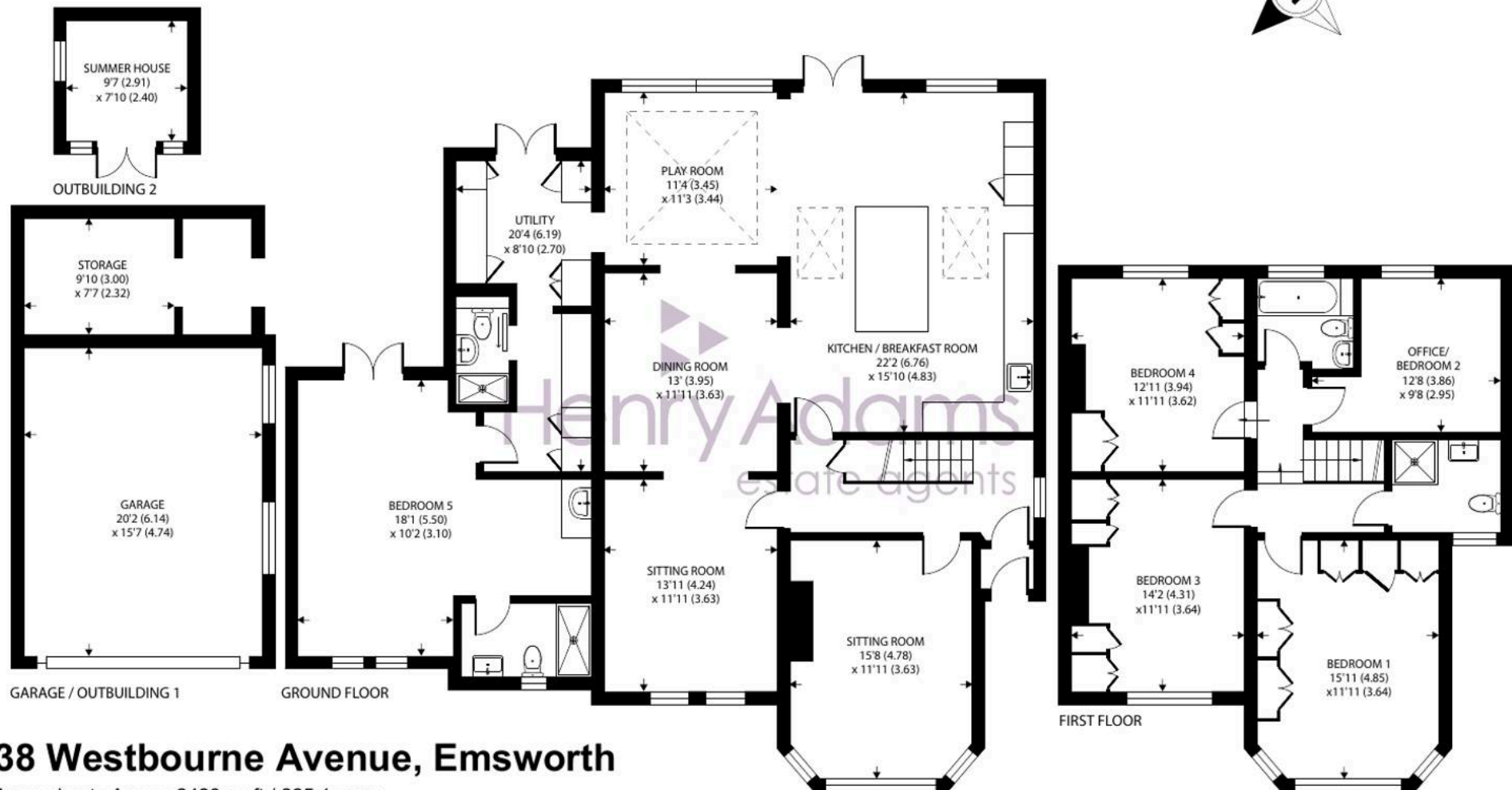
- Beautifully Presented Five Bedroom Detached Edwardian Property With Original Features
- Tastefully Renovated By The Current Owners
- Four Reception Rooms
- Two Log Burning Stoves
- Four Bathrooms Including En-Suite
- Situated On A Substantial Plot With Extensive Landscaped Garden
- Storage, Summer House & Greenhouse
- Detached Garage & Drive Providing Ample Parking

Nestled in a picturesque setting, this beautifully presented five-bedroom detached Edwardian property exudes charm and elegance, showcasing a perfect blend of original features and modern conveniences. Tastefully renovated by the current owners, this home boasts four reception rooms, offering versatile living spaces, each enhanced by the warmth of two log-burning stoves. The heart of the home is the stylish open-plan kitchen/breakfast room and utility room, ideal for hosting gatherings or enjoying quiet family meals. The bedrooms are generously proportioned, with fitted wardrobes in bedroom one, three, and four, providing ample storage space. The property also features four bathrooms, including a luxurious en-suite, ensuring comfort and convenience for all residents. With the added benefit of solar panels, this home not only offers energy efficiency but also contributes to environmental sustainability. Embrace a lifestyle of comfort and sophistication in this exceptional property, where every detail has been carefully considered to create a unique living experience.









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Approximate Area = 2423 sq ft / 225.1 sq m

Garage = 314 sq ft / 29.1 sq m

Outbuildings = 175 sq ft / 16.2 sq m

Total = 2912 sq ft / 270.4 sq m

For identification only - Not to scale



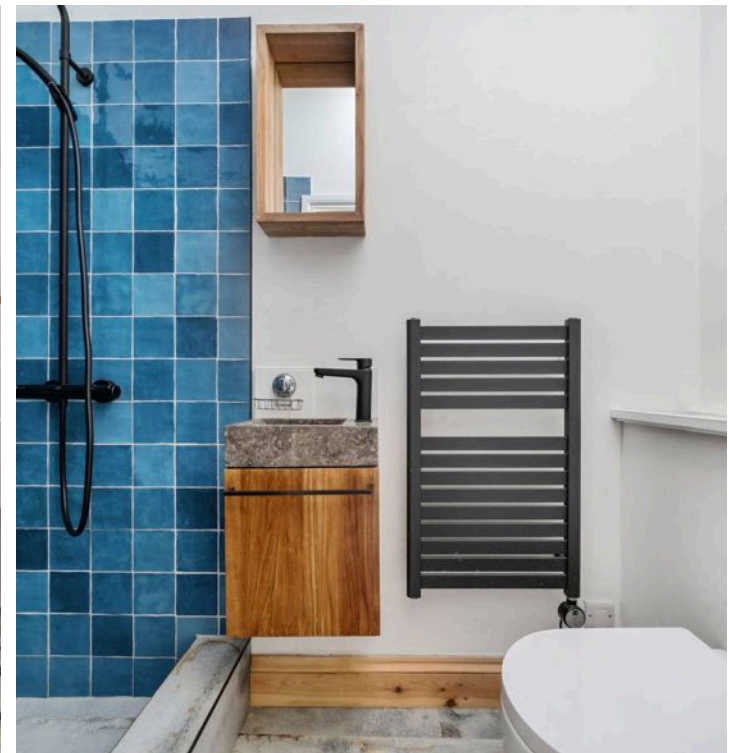
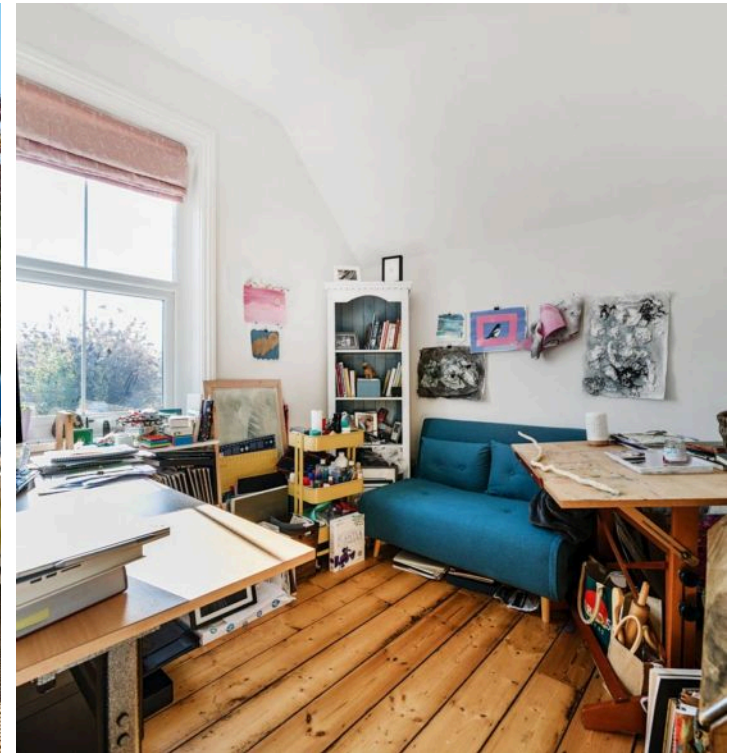
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Henry Adams. REF: 1283569

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Council Tax band: G EPC Energy Efficiency
Rating: D

Situated on a substantial plot, this residence offers a haven of tranquillity with its extensive landscaped garden, perfect for outdoor entertainment and relaxation. The garden is a true oasis, enjoying a favourable south/east facing aspect, allowing for abundant natural light throughout the day. The garden also has a gate that will lead you to the nature reserve. Additional features include a storage area, a summer house, and a greenhouse, providing opportunities for gardening enthusiasts to cultivate a variety of plants and flowers. A detached garage and a drive offer ample parking space for multiple vehicles, adding to the convenience of this property. With the added benefit of solar panels, this home not only offers energy efficiency but also contributes to environmental sustainability.

Westbourne Avenue is a sought-after and leafy residential road of both large period properties and more modern houses, located to the north of the centre of the thriving harbourside town of Emsworth and close to the picturesque village of Westbourne, just south of the rural delights of Stansted Forest. Emsworth has excellent road and rail links giving access to the A27 and the A3(M) just a short distance and Emsworth station is on the London Victoria line and links to the London Waterloo (fast service) from Havant station. The historic city of Chichester lies to the east with its Festival Theatre and racing at Goodwood, whilst the foreshore of Chichester Harbour to the south provides opportunities for the sailor and birdwatcher alike with many sailing clubs and coastal walks.





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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.