



Kathleen Westbourne Road, Emsworth

Guide Price £750,000 Freehold



Kathleen Westbourne Road

Emsworth

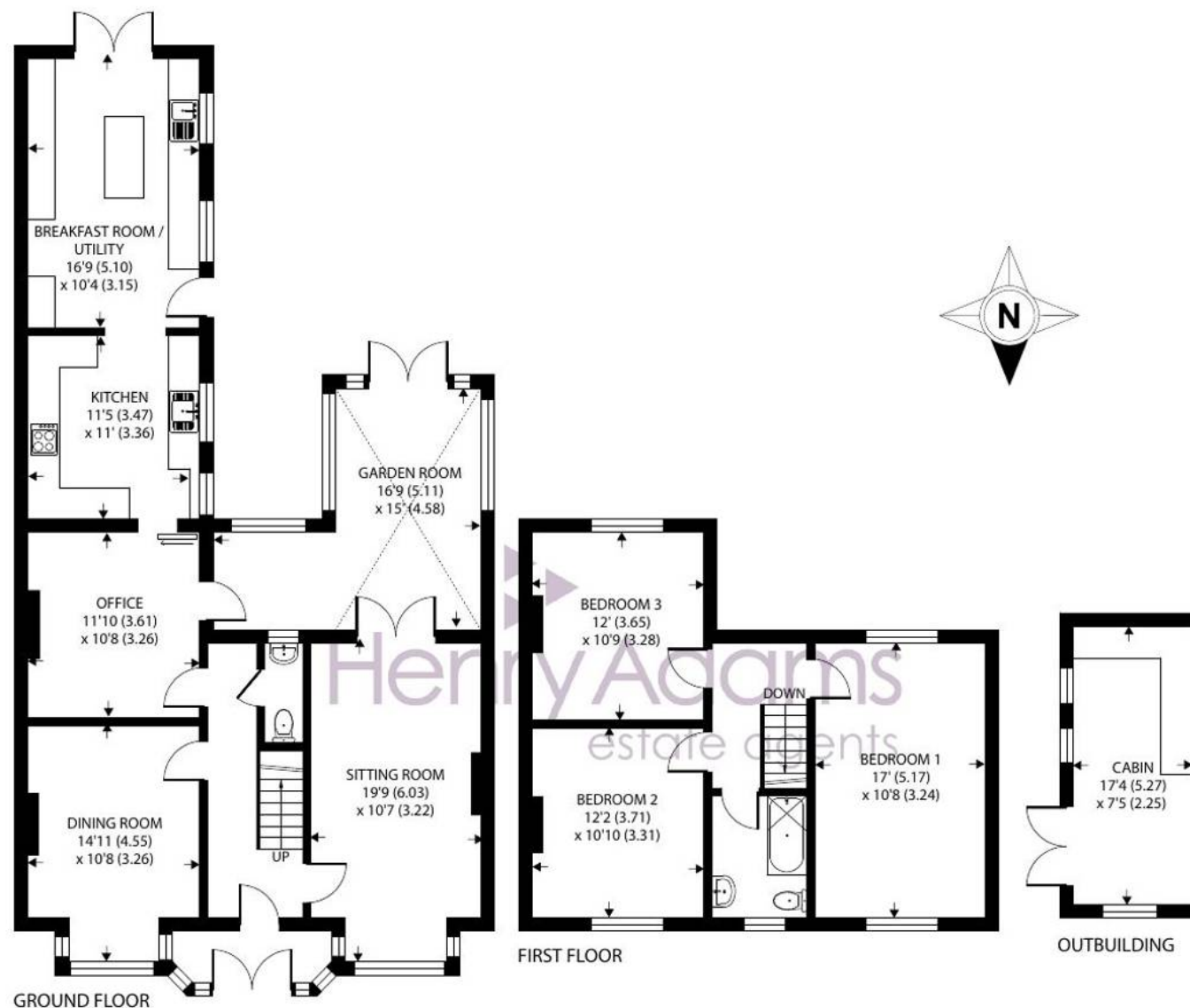
- Beautifully Presented Detached Edwardian Property
- Three/Four Bedrooms With Potential To Extend Further STP
- Tastefully Renovated & Modernised By The Current Owners
- Three Reception Rooms & Large L Shaped Conservatory
- Open Plan Stylish Fitted Kitchen / Breakfast Room & Utility Room With Plenty Of Storage
- Landscaped South Facing Extensive Garden With Bespoke Summer House / Cabin
- Driveway & Carport Providing Ample Parking

"Kathleen" is a beautifully presented detached Edwardian property exuding charm and character with an elegant cast iron verandah frontage. Boasting character features including original fireplaces throughout, this home offers three/four bedrooms with the potential to extend further subject to planning. The property has been tastefully renovated and modernised by the current owners to create a perfect blend of period charm and contemporary living. The accommodation comprises of three reception rooms and large L shaped conservatory, ideal for formal entertaining or relaxed family gatherings. The heart of the home lies in the open plan stylish fitted kitchen/breakfast and utility room, complete with plenty of storage space. There is also a convenient cloakroom located on the ground floor. Upstairs, the double bedrooms are generously sized and complemented by a modern family bathroom.









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Approximate Area = 1696 sq ft / 157.5 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 1824 sq ft / 169.4 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). © nichecom 2025. Produced for Henry Adams. REF: 1317244

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Step outside and be greeted by the expansive walled landscaped south facing garden that surrounds this charming property, offering a perfect setting for outdoor living. The garden features a large patio seating area and decked area, ideal for hosting gatherings or simply enjoying the sunshine. The bespoke summerhouse/cabin which is currently used as a home office caters to a variety of uses. A driveway, complete with a carport, ensures that ample parking is available for both residents and guests. Whether you choose to unwind in the tranquillity of the garden or entertain under the open skies, this property provides the perfect backdrop for enjoying the great outdoors.

Kathleen is located on Westbourne Road to the north of the bustling harbourside town of Emsworth but within walking distance to the picturesque West Sussex village of Westbourne, situated on the county boundary with Hampshire. Emsworth is convenient for all the varied shops it offers, including pubs and restaurants and two sailing clubs. Westbourne has a 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. 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.

Council Tax band: E

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





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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.