



6 Manchester Terrace, North Street, Emsworth PO10 8SL



CHARACTER COTTAGE, WEST SUSSEX VILLAGE - NO FORWARD CHAIN - This Charming, Character Cottage is located near the centre of Westbourne village and in close walking distance to shops, post office, pharmacy, café/pubs. It is a terraced cottage with east west aspect; it has a generous rear garden with a stream, the River Ems, running past the bottom of it. On the ground floor there are Two Reception Rooms both with wood burners. The Dining Room adjoins the long Kitchen creating a sociable, open plan effect. The kitchen window looks down the rear garden.

On the first floor there are Two Bedrooms and Family Bathroom. The main bedroom has a character fireplace and built-in shelving/storage. There is also a Third Bedroom/ Loft Room with built-in eaves storage & cupboards. This property has an attractive, long Rear Garden with a pretty, Decking Path all the way down it, to the stream; either side of the path are shrubs & small trees as well as shed/storage/greenhouse.

- CHARACTER COTTAGE
- TWO BEDROOMS & LOFT ROOM
- TWO RECEPTION ROOMS
- WEST SUSSEX VILLAGE LOCATION
- GENEROUS GARDEN WITH STREAM
- EAST - WEST ASPECT
- GAS CENTRAL HEATING
- NO FORWARD CHAIN

Asking Price
£425,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance/Hallway
- Sitting Room with wood burner
- Dining Room with wood burner
- Kitchen adjoining dining room/ open plan

First Floor:

- Bedroom 1 with character fireplace & built-in shelving/storage
- Bedroom 2 with built-in storage
- Family Bathroom

Second Floor/Loft:

- Bedroom 3/ Loft Room with eaves storage & built-in cupboards

Exterior:

- Generous Rear Garden with decking path down to stream
- Planted with shrubs/plants/small trees either side of decking path
- Shed/Storage/Greenhouse





LOCATION

Westbourne is a popular West Sussex Downland village location, with access to shops including post office & pharmacy, doctor's surgery, pubs/restaurant, bakery and garage. There is also a local school. This property is located near the centre of the village.

There is easy access to the South Downs National Park, the Cathedral City of Chichester, and Chichester Harbour, A National Landscape, at nearby Emsworth.

Major road and rail links to London and Brighton are close to hand, with mainline rail at nearby Havant and Rowlands Castle. Westbourne is well placed for countryside walks/cycling and the nearby Stansted Estate and the South Downs.





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Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
(Excluding Eaves)



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1187299)



Directions

PO10 8SL

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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