



6 Kingfisher Drive, Westbourne , Emsworth PO10 8UZ



MODERN, WELL PRESENTED, FOUR BEDROOM DETACHED HOME, located on this popular development, tucked away at the end of a quiet cul-de-sac, close to open countryside in this much requested West Sussex village. Offering generous accommodation to provide a comfortable family home.

The accommodation comprises: Entrance Hall, Cloakroom, Dining Room, Modern Kitchen with integrated appliances, leading to a side access door, spacious Sitting Room opening onto a lovely conservatory overlooking the garden. To the First floor you will find a generous principal Bedroom suite, benefiting from fitted wardrobes and an ensuite shower room, three further double Bedrooms which share a family Bathroom. Externally the property is approached by a driveway with ample parking and an integral Garage. There is side access to the attractive lawned rear garden with patio area. There is scope for further extension to the side of the property.

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- MODERN KITCHEN
- GENEROUS PRINCIPAL SUITE WITH ENSUITE
- DRIVEWAY PARKING & GARAGE
- SHORT WALK TO WESTBOURNE VILLAGE CENTRE

Asking Price
£545,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Dining Room
- Kitchen
- Sitting Room
- Conservatory

First Floor:

- Bedroom One, with Ensuite and fitted wardrobes
- Bedroom Two with built in cupboard
- Bedroom Three
- Bedroom Four
- Family Bathroom

External:

- Driveway
- Garage
- Lawned front garden
- Private enclosed rear Garden.

EPC rating: C

Council tax band: F





LOCATION

The property occupies a position close to the village square. The historic village of Westbourne has a range of local shops including a Co-Op general store with post office, bakery, award winning fish and chip shop, Infant and Junior School, chemist and good local walks.

To the north lies the South Downs National Park and to the south is Chichester Harbour, an Area of Outstanding Natural Beauty. Easy access via major road and rail links at Emsworth to Chichester, London and the south coast.



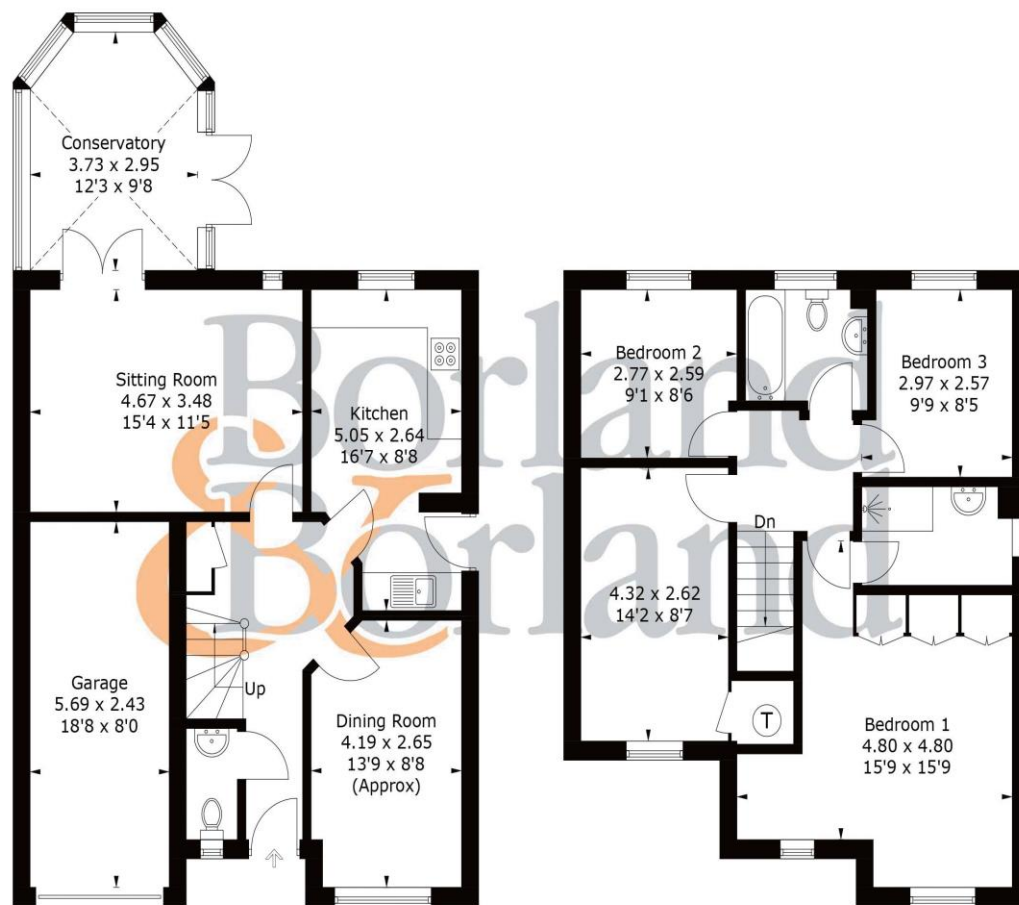


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Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft

Garage = 14.1 sq m / 152 sq ft

Total = 142.6 sq m / 1535 sq ft



Ground Floor

First Floor

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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. (ID1225899)



Directions

SAT NAV: PO10 8UZ

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