





# 14 River Street, Westbourne

Emsworth PO10 8TG



CHARACTER COTTAGE, WEST SUSSEX VILLAGE - NO FORWARD CHAIN - This Charming, Character Home is located on the edge of Westbourne village and within close walking distance to local school, shops, post office, pharmacy, café/pubs.

It is a Semi-Detached cottage with a generous rear garden, and garage. The living accommodation is versatile; on the ground floor there are Two Reception Rooms, the Dining Room adjoins the Kitchen creating a sociable, open plan effect. The kitchen window looks onto the rear garden. There is an additional spacious Reception Room currently used as a Bedroom, plus a Bathroom. On the first floor there are Four Bedrooms and Family Bathroom. This property has an attractive, well stocked Rear Garden with a pretty Terrace.

The Property has recently installed Double Glazing and has Gas Central heating. There is a Garage in nearby block.

- DELIGHTFUL VILLAGE HOME
- FLEXIBLE LIVING  
ACCOMMODATION
- 2/3 RECEPTION ROOMS
- 4 BEDROOMS, TWO BATHROOMS
- DOUBLE GLAZING, GAS CENTRAL  
HEATING
- SOLAR PANELS
- GARAGE IN NEARBY BLOCK
- CLOSE TO SOUTH DOWNS  
NATIONAL PARK

Asking Price

£465,000

Freehold









# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Bedroom Five/ Reception Room
- Bathroom



## First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four leading to Family Bathroom

EPC: D

Council Tax: E









## LOCATION

Westbourne is a popular West Sussex Downland village location, with access to shops including post office & pharmacy, pubs/restaurant, bakery and petrol station. There is also a local school. This property is located on the Northern fringe 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.







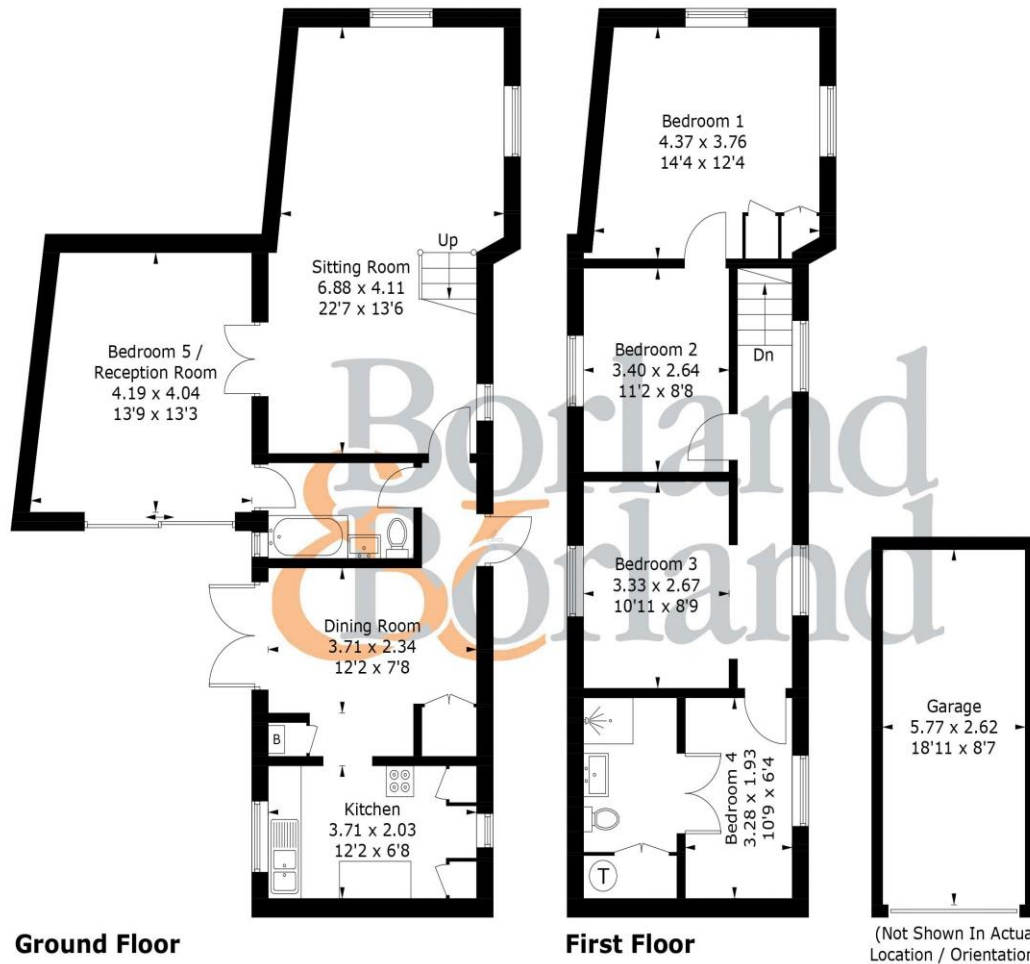


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Approximate Gross Internal Area = 126.0 sq m / 1356 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 140.9 sq m / 1516 sq ft



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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. (ID1263308)



## Directions

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