



39 Ellesmere Orchard, Westbourne,

Emsworth PO10 8TP



SPACIOUS SEMI-DETACHED FAMILY HOME..... Immaculately presented Semi-Detached Family Home, located on the fringe of the village of Westbourne in West Sussex. This Four Bedroom Home is situated on a corner plot. It has been extended to provide Versatile Living Accommodation, with three bedrooms on the first floor, and a play room or fourth bedroom plus office/gym area on the ground floor. There is a separate Sitting Room with wood burner, and a Kitchen/Breakfast Room with adjoining Utility Room and Cloakroom. Upstairs there are Three Bedrooms and Family Bathroom. With gas central heating & double glazing throughout.

There are neat, hedge boundaries enclosing the Front Garden of the property, with a Rear Garden made up of a large patio with paved walkway and a central lawn with raised, shrub borders edging it. To the rear of the property there is also a Garage with hard standing.

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- EXTENDED - VERSATILE ACCOMMODATION
- SITTING ROOM & KITCHEN/BREAKFAST ROOM
- OFFICE/ GYM ROOM
- FOUR BEDROOMS / THREE BEDROOMS+PLAYROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARAGE & PARKING
- VILLAGE LOCATION

Asking Price
£485,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room with wood burner
- Kitchen/ Breakfast Room
- Bedroom 4/ Play Room
- Office/ Gym
- Utility Room
- Cloakroom



First Floor:

- Bedroom 1 with built-in wardrobe
- Bedroom 2 with built-in cupboard
- Bedroom 3
- Family Bathroom

Exterior:

- Front Garden with hedge boundaries
- Rear Garden with patio, lawn & raised shrub borders
- Garage with hard standing to the rear

EPC: D

Council Tax: D





LOCATION

Westbourne is a popular West Sussex Downland village location, with access to shops including post office, bakery, pharmacy, pubs/restaurant and garage. There is also a local school. This property location is on the fringes of the village.

There is easy access to the South Downs National Park, the Cathedral city of Chichester, and Chichester Harbour, a National Landscape (formerly AONB) at nearby Emsworth.

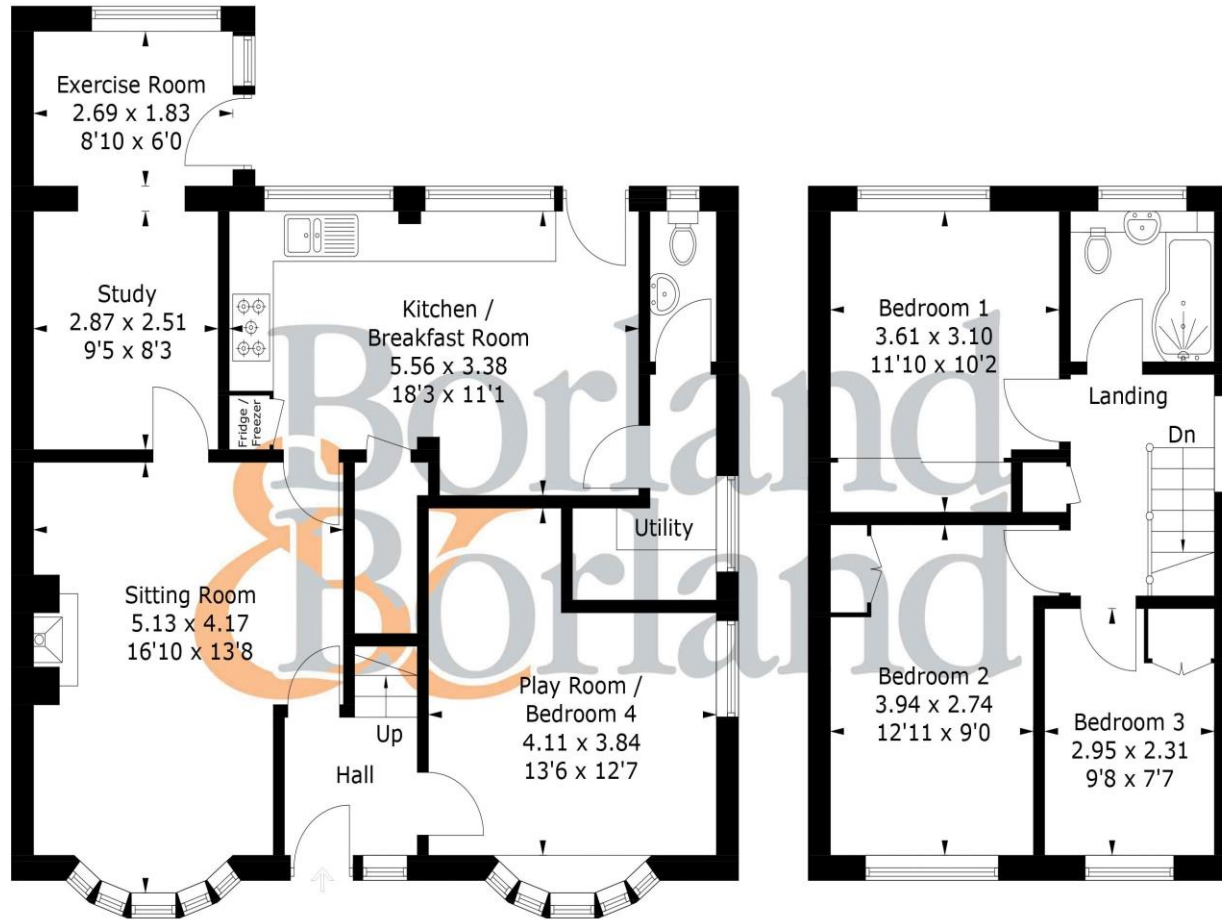
Major road and rail links to London and Brighton are close to hand, with mainline rail at nearby Havant and Rowlands Castle.

Westbourne is well placed for countryside walks and the nearby Stansted Estate and the South Downs



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Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft



Ground Floor

First Floor

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. (ID1289097)



Directions
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