





Situated in the heart of the highly sought-after village of Westbourne WITH PARKING, this beautifully renovated Grade II Listed cottage enjoys an enviable position overlooking the village square. Combining period charm with modern comforts, Honeysuckle Cottage offers deceptively spacious accommodation along with the rare advantage of covered off-road parking. The village itself provides a wonderful community atmosphere with local shops, schools and traditional pubs all within easy reach, while the coastal town of Emsworth lies just over a mile away.

The ground floor accommodation is both welcoming and practical, featuring a generous sitting and dining room with an attractive feature fireplace, creating the perfect space for relaxing and entertaining. To the rear, the stylish fitted kitchen/breakfast room has been thoughtfully updated and is complemented by a useful walk-in larder and utility room, providing excellent storage and functionality.

Upstairs, the first floor offers two impressive double bedrooms and a well-appointed family bathroom. The principal bedroom benefits from its own en-suite shower room, while both bedrooms provide generous proportions rarely found in cottages of this style. The accommodation extends to approximately 860 sq ft, making it an ideal permanent residence, weekend retreat or investment opportunity.

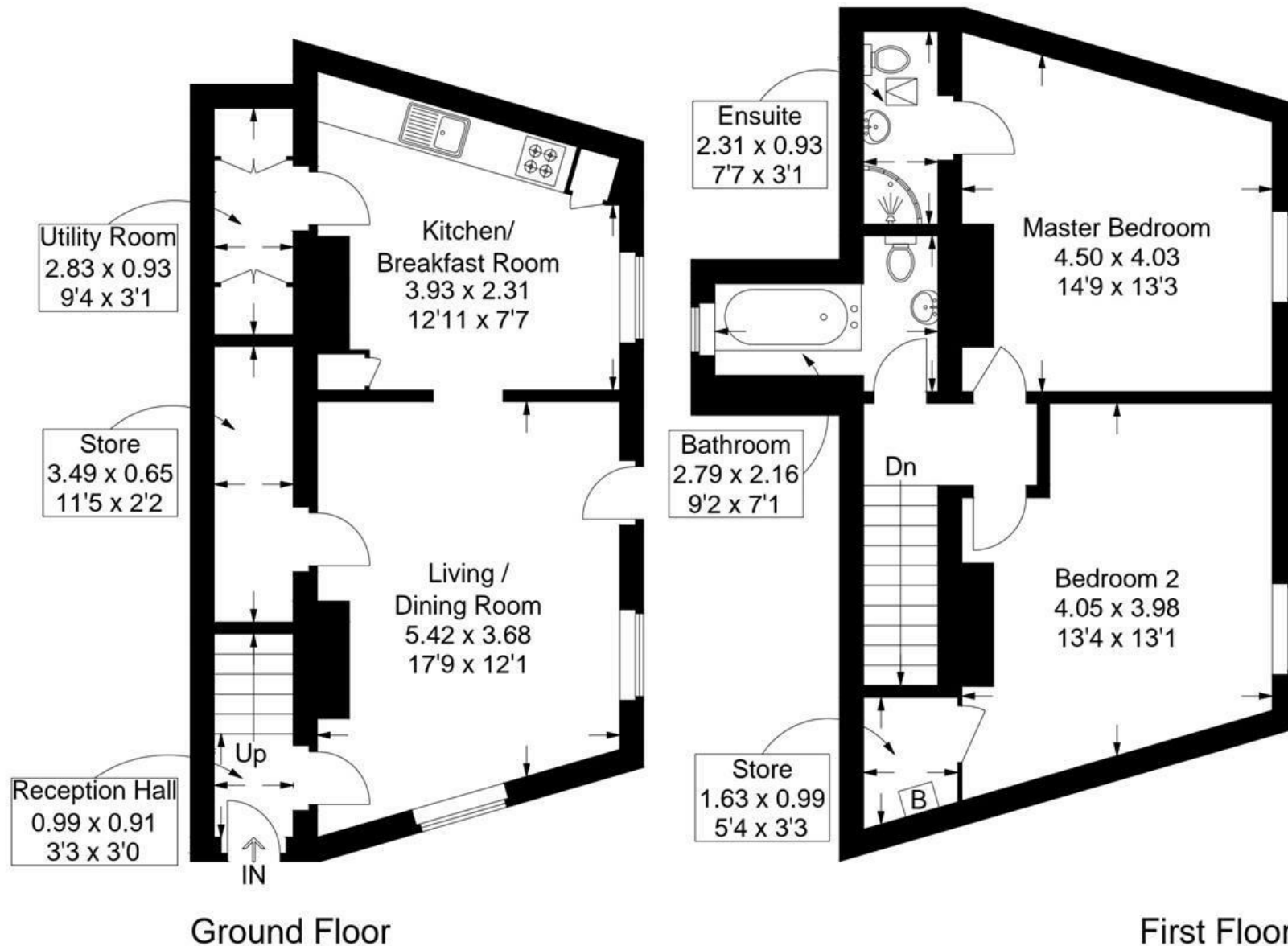
Outside, the covered parking space is a particularly valuable feature in such a central village location. Surrounded by beautiful countryside, Westbourne offers an abundance of scenic walks and outdoor pursuits, whilst nearby Emsworth provides a range of waterside amenities, sailing facilities and excellent transport connections. A viewing is highly recommended to fully appreciate the character, charm and convenience this delightful cottage has to offer.

- GRADE II LISTED COTTAGE
- CHARACTERFUL PERIOD FEATURES
- BEAUTIFULLY RENOVATED THROUGHOUT
- MODERN FITTED KITCHEN
  - KITCHEN/BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- TWO DOUBLE BEDROOMS WITH EN-SUITE TO PRINCIPLE BEDROOM
- COVERED PARKING SPACE
- HEART OF WESTBOURNE
  - FEATURE FIREPLACE



# Honeysuckle Cottage, Westbourne Square, Westbourne

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.