



Walnut Trees Cemetery Lane, Westbourne - PO10 8QA

Guide Price £300,000



STRIDE & SON

Walnut Trees Cemetery Lane

Westbourne, Emsworth

A three-bedroom home in Westbourne requiring comprehensive modernisation, with parking, garden, outbuilding and excellent scope to improve, close to Emsworth and Chichester.

- Three-bedroom village home
- Requires comprehensive modernisation
- Excellent improvement opportunity
- Popular Westbourne location
- Near Emsworth and Chichester Harbour
- Sitting room and kitchen/dining room
- Ground floor cloakroom
- First floor shower room
- Garden and useful outbuilding
- Parking available







Walnut Trees is a three-bedroom home situated on Cemetery Lane in Westbourne, an attractive village near Emsworth within the Chichester district of West Sussex. The property requires comprehensive modernisation throughout, offering an excellent opportunity for buyers looking for a project and the chance to create a home to their own specification.

The accommodation is arranged over two floors with well-proportioned rooms. On the ground floor, the entrance hall leads to a front sitting room with bay window. To the rear is a kitchen/dining room offering scope for refurbishment and reconfiguration, subject to any necessary consents. There is also a ground floor cloakroom and small conservatory/porch providing access outside.

Upstairs are three bedrooms and a shower room, with the bedrooms providing flexible space for family, guests or home working.

Externally, the property benefits from parking, a garden and useful outbuilding/store. The outside space requires attention but offers excellent potential for landscaping and improvement.

Walnut Trees is likely to appeal to buyers seeking genuine potential in a desirable village setting. With the right programme of works, it could become a comfortable home within easy reach of Emsworth, Chichester Harbour, the South Downs and wider south coast.



Walnut Trees is located on Cemetery Lane in Westbourne, a village near Emsworth within the Chichester district of West Sussex. Westbourne has a traditional village feel and offers a range of local amenities, including shops, pubs, a primary school and everyday conveniences. Nearby Emsworth is a popular coastal town known for its harbour, independent shops, cafés, restaurants and coastal walks. The property is well positioned for access to Chichester, Havant and Portsmouth via the A27, with nearby rail links from Emsworth and Havant providing connections along the south coast and towards London. The surrounding area offers excellent opportunities for walking, sailing and outdoor pursuits, with Chichester Harbour and the South Downs National Park within easy reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E







STRIDE & SON

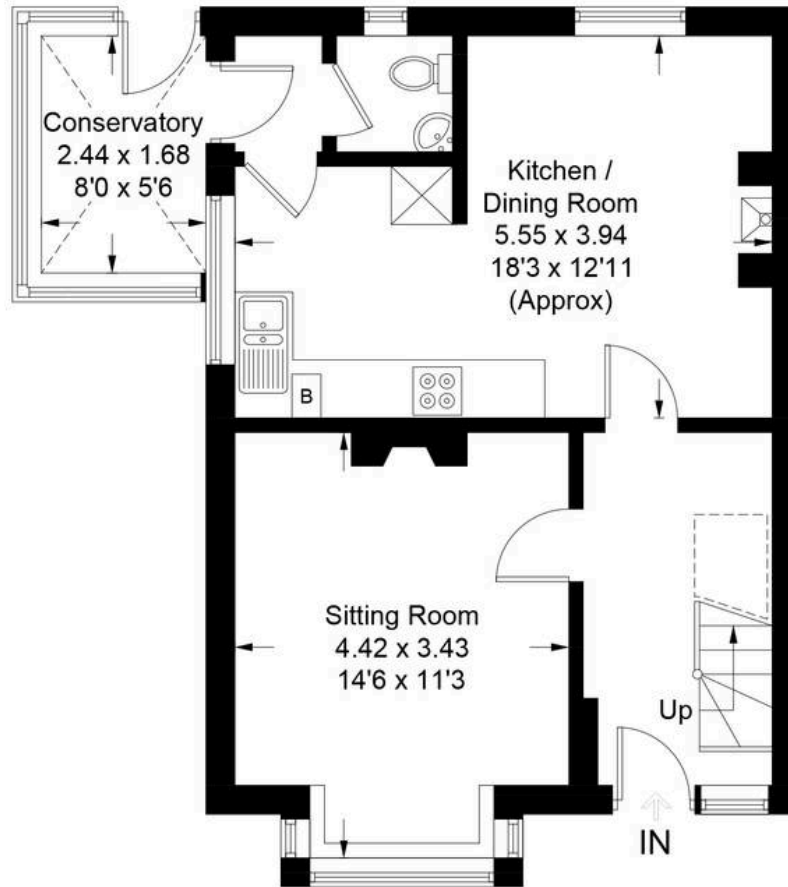
Walnut Trees, Cemetery Lane, PO10 8QA

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft
(Excluding Outbuilding)

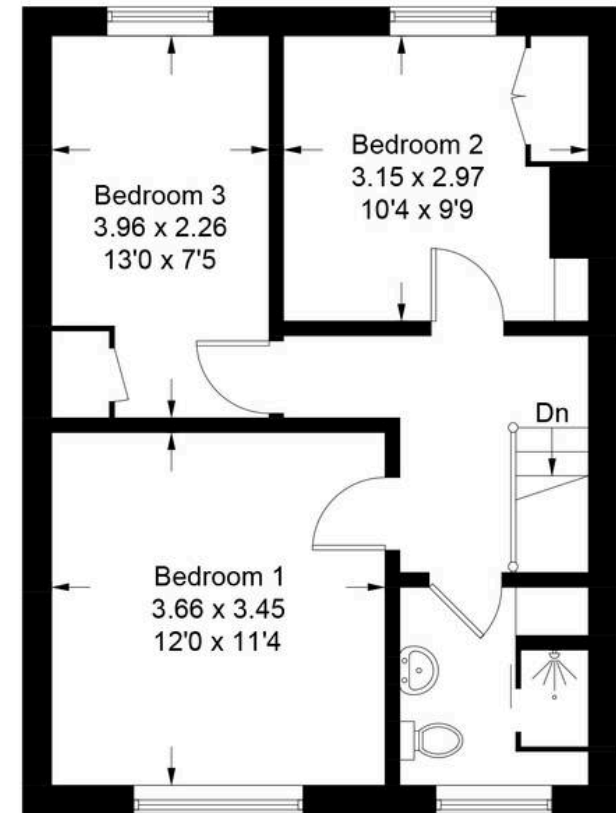
Produced for Stride & Son Estate Agent.



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Emzo Marketing 2026. (ID1320731)



Stride & Son

Stride & Son, 37 South Street - PO19 1EL

01243 782626

contact@strideandson.co.uk

www.strideandson.co.uk



STRIDE & SON
ESTATE AGENTS
CHARTERED SURVEYORS

This brochure is for guidance only and does not form part of any contract. While every effort is made to ensure accuracy, measurements, descriptions and details are approximate. Interested parties should carry out their own checks and inspections before making any decisions. Fixtures, fittings and appliances have not been tested and no warranty is given on their condition.