



44 Westbourne Avenue, Emsworth, Emsworth PO10 7QU



STUNNING, DETACHED, CHARACTER HOME..... This Detached Family Home near Emsworth has been beautifully extended and refurbished throughout, whilst retaining its character feel and frontage. A Spacious House with an air of light, space and calm with its high ceilings and plenty of natural light drawn from the ceiling lanterns, bi-fold doors and bay window. There is an enclosed Front Porch Entrance to the property, with Two Reception Rooms, Study or 5th Bedroom, Cloakroom & Shower, and upstairs, Four Bedrooms. Adjacent to Bedroom 5 there is a separate ground floor entrance with Kitchen/Utility & the Cloakroom/Shower, giving scope for a separate Annexe if desired.

To the front of the property, there is an elegant Sitting Room with large, attractive bay windows and wood burning stove. A substantial portion of the rear of the house is devoted to large, Open Plan Kitchen/ Family/ Dining Room with stylish, timber, bespoke painted Fitted Kitchen & island-unit. There is a contemporary style wood burner in the corner of the family room, and full, wall-length, bi-fold doors opening on to the rear patio/garden. Upstairs are Four Bedrooms, Two with Ensuite, and a Family Bathroom. Externally the front garden is gated and all laid to gravel Parking with Driveway down the side of the house to a Garage at the end. There is a substantial Rear Garden backing on to fields. It has a patio, a further pergola/seating area, log store, shed and paths to either side of a large lawned area, with planted border at the end of it.

- STUNNING CHARACTER EXTENDED
DETACHED FAMILY HOME
- REFURBISHED THROUGHOUT
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN/ FAMILY/
DINING ROOM
- 4-5 BEDROOMS; FOUR BATHROOMS
- LARGE UTILITY/BOOT ROOM
- GENEROUS GARDEN BACKING TO
FIELDS
- AMPLE OFF-ROAD PARKING &
GARAGE

Asking Price
£1,195,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Porch
- Sitting Room with Wood Burner
- Open Plan Kitchen/ Family/ Dining with bi-fold doors to rear patio
- Utility/ Boot Room
- Study/ Bedroom 5
- Cloakroom with Shower



First Floor:

- Bedroom 1 with Sharps fitted wardrobes & Ensuite
- Bedroom 2 with Ensuite
- Bedroom 3 with Sharps fitted wardrobes
- Bedroom 4
- Family Bathroom

External:

- Gravelled Front Garden/Driveway with hedge borders
- Garage & ample parking
- Rear Garden with lawn, side paths & end planted border
- Patio, Pergola/Seating Area, Log Store, Shed

EPC: D

Council Tax: E





LOCATION

Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs.

Emsworth is situated on the upper reaches of Chichester Harbour which is a designated National Landscape (formerly AONB). London and the Continent is within easy reach via major road and rail links, ferry ports at nearby Portsmouth.

The Cathedral City of Chichester is approx. 7 miles to the east with its shopping outlets, restaurants, renowned Festival Theatre. Golf, flying, horse racing & motor racing events and attractions are held on the nearby Goodwood Estate.





44, Westbourne Avenue, PO10 7QU

Approximate Gross Internal Area = 196.6 sq m / 2116 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 209.6 sq m / 2256 sq ft



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. (ID1250715)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.



Directions

SatNav: PO10 7QU

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED