





35 Kingfisher Drive

Westbourne, PO10 8UZ

- FOUR BEDROOMS
- KITCHEN/DINER
- DETACHED GARAGE
- CUL DE SAC LOCATION
- ENSUITE TO MASTER
- CONSERVATORY
- NO FORWARD CHAIN
- VIEWING ESSENTIAL

Located within a quiet cul-de-sac in the highly desirable village of Westbourne, just a short stroll from Westbourne Park and the village centre, this spacious four-bedroom townhouse offers versatile accommodation arranged over three floors. Offered vacant with no forward chain and ready for a swift move, the property benefits from owned solar panels and battery storage, helping to significantly reduce running costs; kitchen/dining room, conservatory, garage, and an impressive principal bedroom suite occupying the top floor. Ideally positioned for easy access to Emsworth and Southbourne railway stations, this is a superb opportunity to enjoy village living with excellent transport links.



Offers over £400,000



Situated within a peaceful cul-de-sac in the highly regarded village of Westbourne, this attractive four-bedroom townhouse offers spacious and flexible accommodation arranged over three floors, making it ideally suited to growing families and those seeking a home in a convenient yet picturesque location. Offered to the market **vacant with no forward chain**, the property is ready for immediate occupation, allowing buyers the opportunity to move quickly and begin enjoying all that this desirable area has to offer.

Upon entering, you are welcomed into an entrance hall with a convenient ground floor cloakroom. The generous sitting room provides an excellent space for relaxing and entertaining, with ample room for furnishings and a bright, comfortable atmosphere. To the rear of the property is the kitchen/dining room, fitted with a range of units and offering plenty of space for family meals and social occasions. Beyond the kitchen lies a delightful conservatory, providing additional reception space and enjoying views over the rear garden, creating an ideal spot to unwind throughout the year.

The first floor comprises three bedrooms, offering flexibility for family members, guests, or those requiring a home office, all served by a family bathroom. Occupying the entire second floor is an impressive principal bedroom, providing a wonderful retreat with generous proportions and a real sense of privacy.

Externally, the property benefits from a private rear garden and the added advantage of a garage, providing useful storage and parking options.

One of the stand-out features of this home is its exceptional energy efficiency. The property benefits from owned solar panels with battery storage, providing a highly sustainable and cost-effective solution for electricity consumption helping reduce household bills whilst offering environmentally conscious living, making the property particularly attractive in today's market.

Westbourne remains one of the area's most sought-after villages, offering an attractive mix of local shops, cafés, pubs, and everyday amenities, all within easy reach. The property is just a short stroll from **Westbourne Park** perfect for families and dog walkers alike, while nearby Emsworth and Southbourne railway stations provide excellent transport links along the South Coast and direct connections towards London.

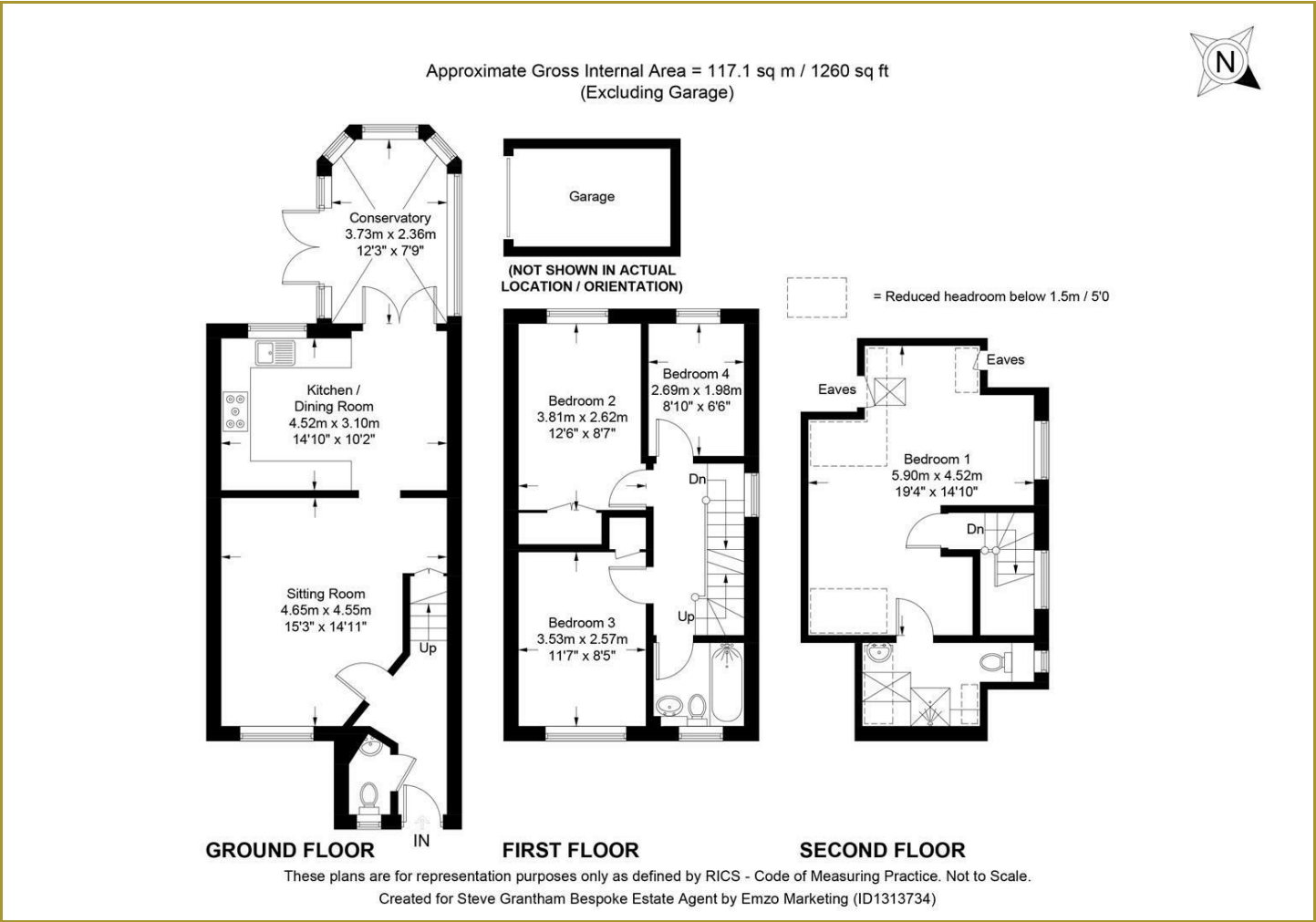
Combining spacious accommodation, a desirable village setting, and the significant advantage of no forward chain, this is a superb opportunity to acquire a well-positioned home ready to move straight into.

Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Floor Plans



Location Map



Energy Performance Graph

