



31 Ellesmere Orchard
Westbourne, PO10 8TP
Offers in excess of £400,000

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Todd & Hartridge are delighted to offer for sale this well presented three bedroom semi-detached property situated in a much sought after road in Westbourne.

The property has two generous reception rooms as well as a spacious kitchen/breakfast room. There is the added benefit of a small ground floor room, ideally suited to being a study, as well as a WC.

Upstairs, the property has two large double bedrooms - one having built in wardrobes - and a large single bedroom. The family bathroom completes the first floor accommodation although there may be scope to extend the first floor, subject to planning.

Outside, the property has a fully enclosed rear garden with access to the rear and into the garage. The garage is currently split into two sections, but could easily be reverted to a typical single garage by removal of the stud wall. There is hard-standing parking in front of the garage.

The picturesque Old Market Town





of Westbourne is a thriving community nestling on the southern fringe of the South Downs National Park. It is on the border between Hampshire and West Sussex on the River Ems and the village square has a good range of amenities, shops and two pubs.

The Westbourne Primary school falls in the catchment area for this property. The Parish Church is steeped in history and has an 18th century spire. About a mile to the south is the thriving and cosmopolitan harbour side town of Emsworth, with a fine range of restaurants, pubs, cafes and shops.

Good communication links especially with Emsworth train station to Havant, which is on the mainline to London Waterloo.



Floor Plan



Viewing

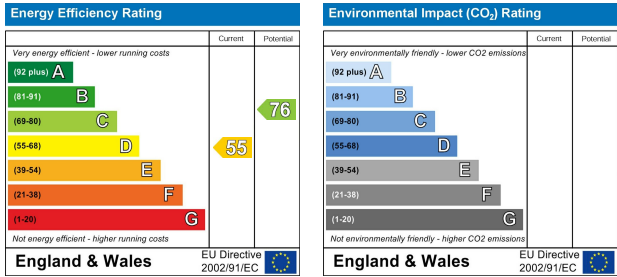
Please contact our Portsmouth Office on 023 9266 3366 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



191 London Road, Portsmouth, PO2 9AH | Tel: 023 9266 3366 | Email: enquiries@toddandhartridge.co.uk

