



## 5 East Street, Westbourne

Guide Price £335,000 Freehold



# 5 East Street

Westbourne, Emsworth

- Beautifully Presented Grade II listed Character Cottage
- Original Features Throughout
- Cosy Sitting Room
- Contemporary Fitted Kitchen
- Two Spacious Bedrooms With Fitted Cupboards
- Modern Family Bathroom
- Private Garden With Sitting Area
- No Forward Chain

Nestled in the heart of a charming village, this beautifully presented Grade II listed character cottage exudes timeless elegance. Steeped in history, the property boasts original features throughout, enhancing its unique charm and character.

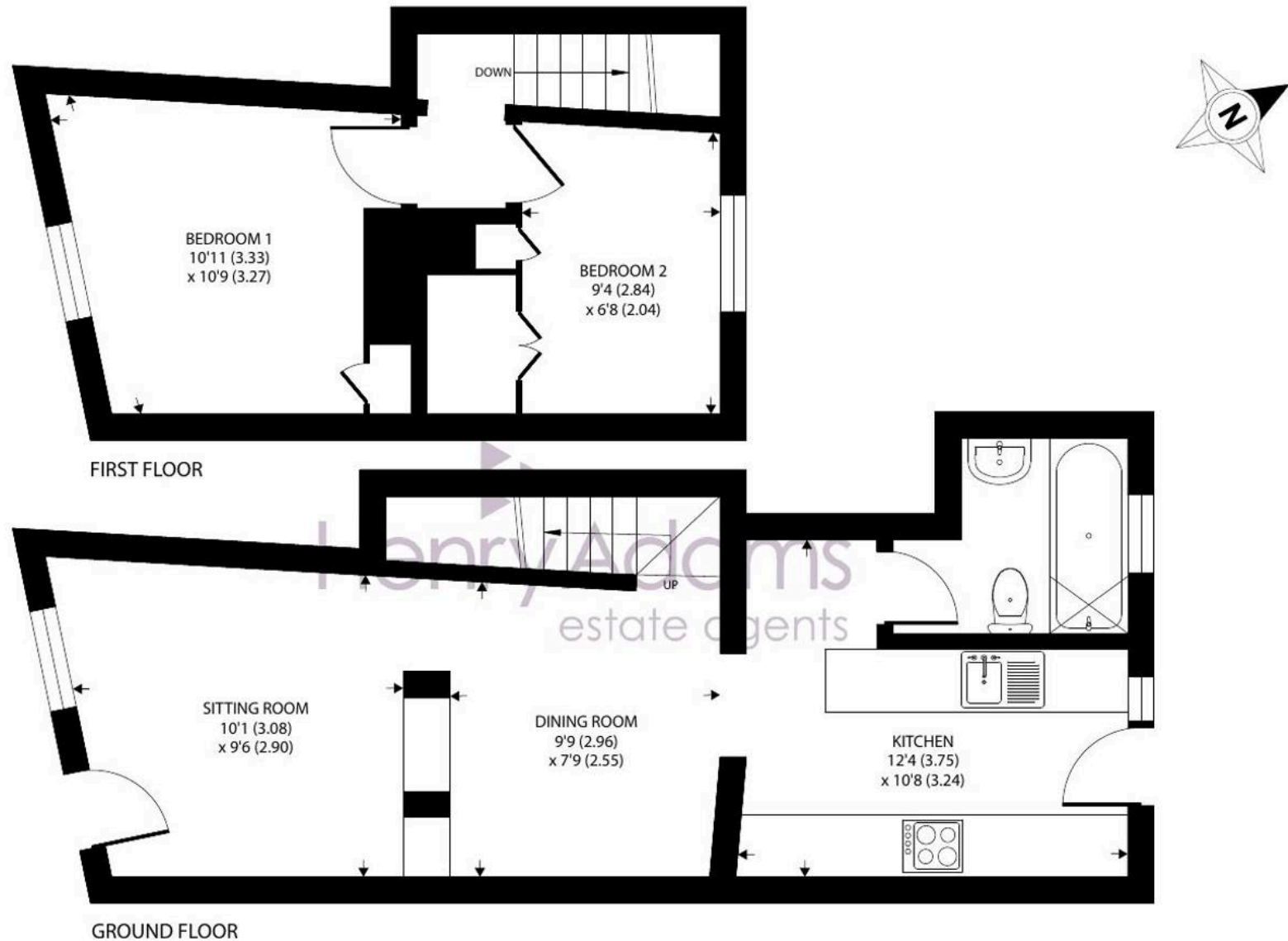
As you step inside, you are greeted by a cosy sitting room, perfect for relaxing evenings by the fireplace which leads through to the dining room. The contemporary fitted kitchen offers a blend of style and functionality, providing the ideal space for culinary enthusiasts to create delicious meals. The property features two spacious bedrooms, both with fitted cupboards offering ample storage space. The modern family bathroom provides a tranquil retreat.

Conveniently offered with no forward chain, this property presents a rare opportunity to acquire a characterful home without delay. Whether you are looking for a peaceful retreat or a cosy abode to call your own, this charming cottage is sure to captivate your heart.









## East Street, Westbourne, Emsworth, PO10

Approximate Area = 593 sq ft / 55 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1343310



## 5 East Street

Westbourne, Emsworth

A delightful private garden awaits, offering a secluded setting for al fresco dining or simply enjoying the outdoors. A sitting area provides the perfect spot to unwind and soak in the peaceful surroundings.

Located right in the heart of the centre of the conservation area of the picturesque village of Westbourne, straddling the Hampshire/West Sussex border, with church, doctors surgery and day-to-day shopping including a locally renowned bakery. Conveniently situated for easy access to the Cathedral City of Chichester with its Festival Theatre, racing at Goodwood and polo at Cowdray in Midhurst, The bustling harbourside town of Emsworth, a short distance to the south, lies on the upper reaches of Chichester Harbour with two sailing clubs and coastline appealing to birdwatchers and ramblers alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

[emsworth@henryadams.co.uk](mailto:emsworth@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.