



4 The Square Prinsted Lane, Prinsted PO10 8HT

Guide Price £399,950 Freehold



4 The Square Prinsted Lane

Prinsted, Emsworth

- Chain Free
- Thatched Cottage
- Two Bedrooms
- In the Heart of Prinsted
- Stylish Kitchen Dining Room
- Private Courtyard Garden

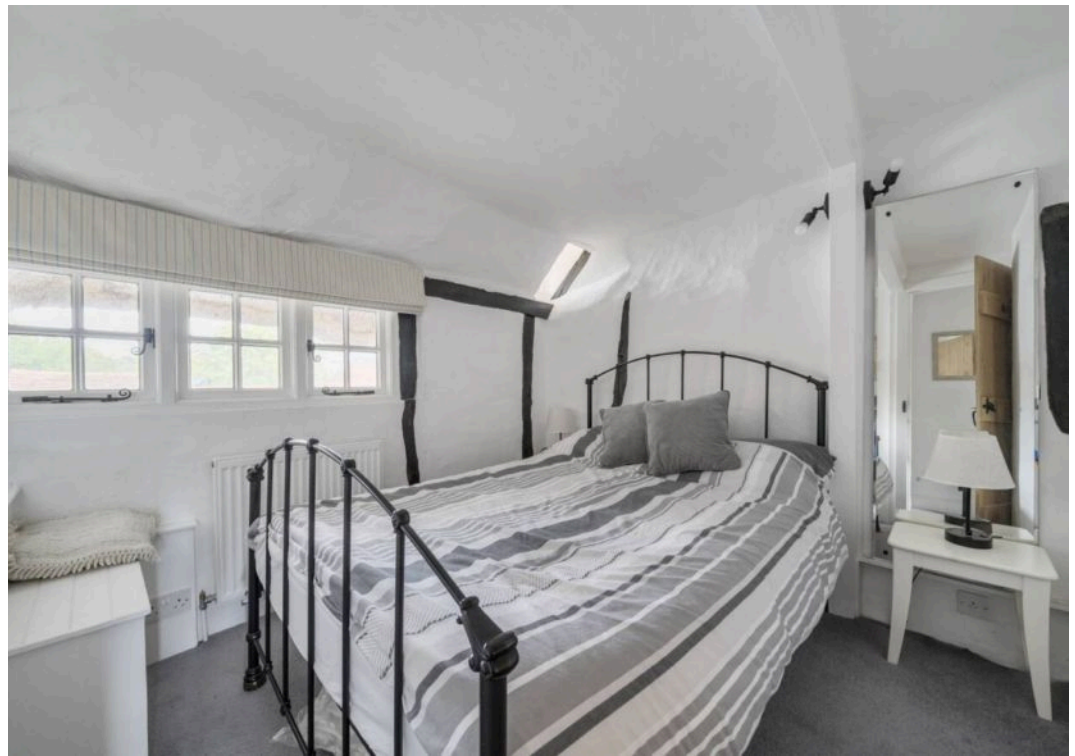
Nestled in the very heart of Prinsted, this exquisite Grade II listed brick-and-flint cottage, dating from the late 17th century, radiates timeless character and historic charm.

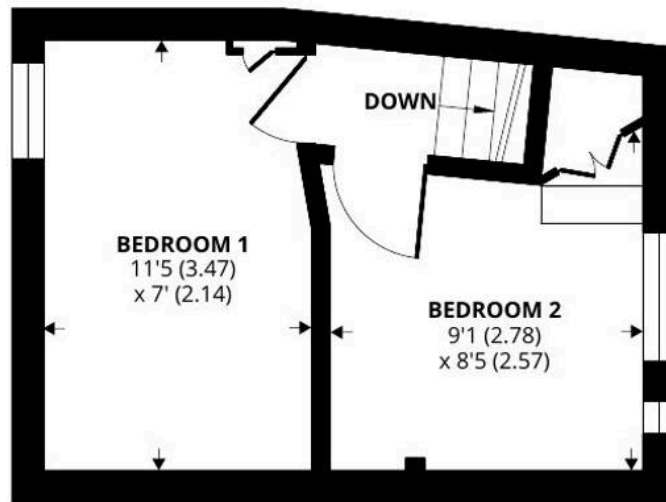
The front door opens into a welcoming reception room, where exposed timber beams and a captivating beehive fireplace create a warm and distinguished ambience. From here, a hallway leads past a cloakroom and a separate shower room to the generously proportioned kitchen. This space exudes a sleek, contemporary style, with bespoke cabinetry that harmoniously blends modern design with the home's period character. Full-width bi-fold doors frame the view and open onto a private courtyard garden, where a raised terrace and a discreet storage shed add both charm and practicality.

Upstairs, two delightful bedrooms await. The principal bedroom benefits from built-in storage, while the second enjoys a picturesque outlook along Prinsted Lane, a tranquil setting for rest, work, or study.

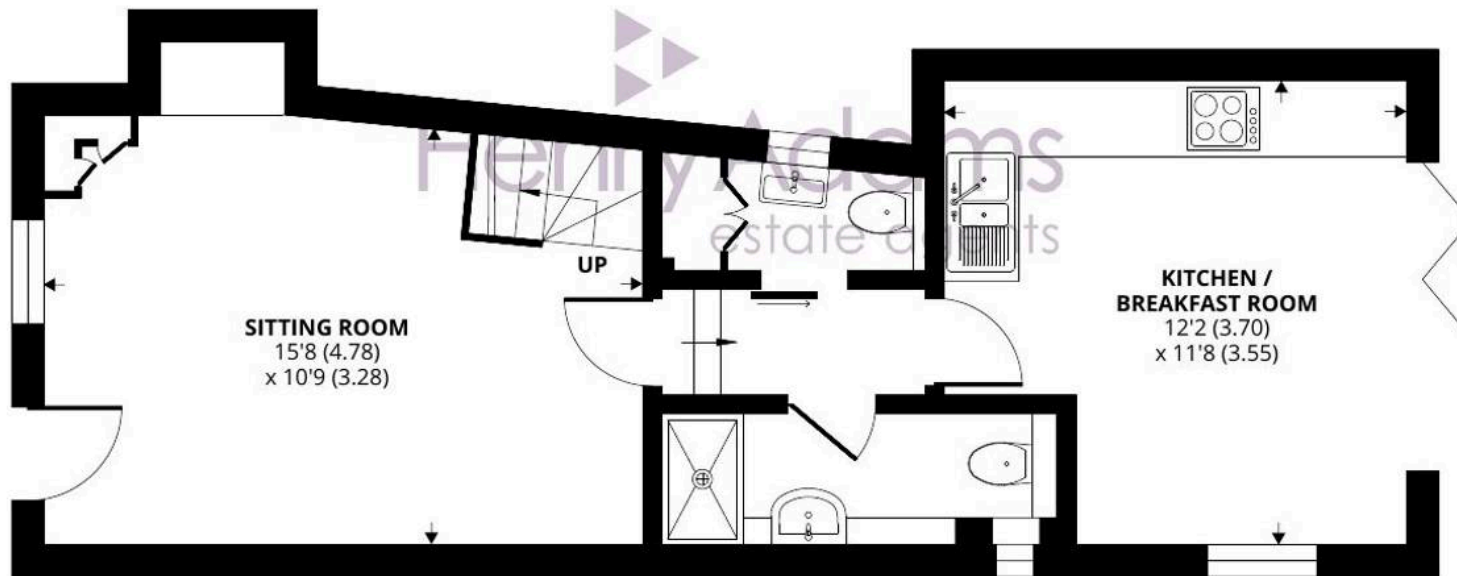
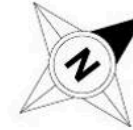
Perfectly positioned in one of West Sussex's prettiest coastal villages, this rare home offers a compelling blend of heritage, charm, and an enviable lifestyle by the water.







FIRST FLOOR



GROUND FLOOR

4 The Square, Prinsted Lane, Prinsted, Emsworth, PO10 8HT

Approximate Area = 576 sq ft / 53.5 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.
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Prinsted, Emsworth

Prinsted is a desirable hamlet adjoining the popular West Sussex village of Southbourne. Enjoy walks, wildlife and water sports at Chichester Harbour, a designated Area of Outstanding Natural Beauty. Prinsted is less than one mile from the station, which connects the village with surrounding towns, including Gatwick, London Victoria and Southampton. There are also a farm shop, local Co-Op, pharmacy, church and public house. A doctors surgery, veterinary practice and children's nursery are within walking distance. Southbourne is also served by Bourne Community College and Southbourne Primary School. Further facilities can be found in Emsworth and Chichester which are linked by road and a regular bus service in both directions on the A259. Surrounding Prinsted is wonderful countryside and farmland. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





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