



The Surprise, King Street, Westbourne PO10 8UG



FAMILY FARMHOUSE STYLE HOME - NO FORWARD CHAIN An extended family home occupying a quiet, secluded plot in the heart of this South Downs village of Westbourne. It is located just off the Square in the heart of Old Westbourne, with easy walk to local shops, pub & restaurant. This Farmhouse Style home has Three Bedrooms, and an attached, Self-contained Annex/Studio with WC & Shower. There is also a large, detached Garage/Workshop, ideal for the keen classic car/bike/boat enthusiast.

The ground floor plus attached annex offers versatile accommodation. There are Two Reception Rooms, including open plan Kitchen/Breakfast & Dining. There is feature, wood parquet flooring throughout the kitchen/breakfast room, with a stove and patio doors out to the side garden. There are Three Bedrooms on the first floor, two with Ensuite.

- DETACHED VILLAGE HOUSE
- LOCATED IN CONSERVATION AREA
- ATTACHED SELF-CONTAINED ANNEXE
- VERSATILE ACCOMMODATION
- GAS HEATING & DOUBLE GLAZING
- LARGE DETACHED GARAGE/WORKSHOP
- GARDENS & OFF-ROAD PARKING
- NO FORWARD CHAIN

Asking Price
£999,995
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Porch
- Kitchen/Breakfast Room with wood, parquet flooring & stove
- Utility Room
- Cloakroom incl Shower
- Sitting Room



Annex (Ground Floor):

- Living Room/Studio
- Shower Room
- Mezzanine Level

First Floor:

- Bedroom 1 with open Ensuite
- Dressing Area
- Bedroom 2 with Ensuite
- WC
- Bedroom 3 with sink

Exterior:

- Detached Garage/Workshop
- Gardens with lawn & shrubs





The best things
are all friends



MON 22nd APRIL 08 7.15am
DENISE & MARY ANN
COVID PREVENTION LUNCH
FRIDAY 11th K-SOPHIES WEDDING
28th JUNE MANDY 6.5 1.30pm
WIFE SAT 11th SEPT
L.B.4 DBCA 258



LOCATION

Westbourne is a popular West Sussex Downland village location, with access to shops including post office & pharmacy, doctor's surgery, pubs/restaurant, bakery and garage. There is also a local school. This property is in the centre of the village.

Westbourne is well placed for countryside walks and the nearby Stansted Estate and the South Downs

There is easy access to the South Downs National Park, the Cathedral city of Chichester, and Chichester Harbour, A National Landscape (formerly an AONB), at nearby Emsworth.

Major road and rail links to London and Brighton are close to hand, with mainline rail stations at nearby Havant and Rowlands Castle.

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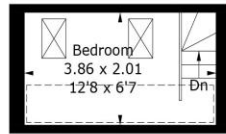
Surprise cottage, King Street, PO10 8UG

Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft

Annex = 28.0 sq m / 301 sq ft

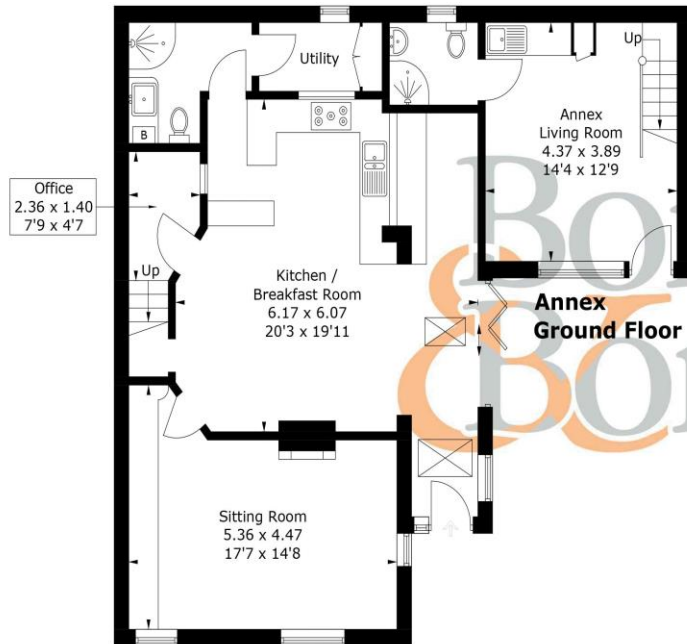
Workshop = 44.4 sq m / 478 sq ft

Total = 212.1 sq m / 2283 sq ft



Annex - First Floor

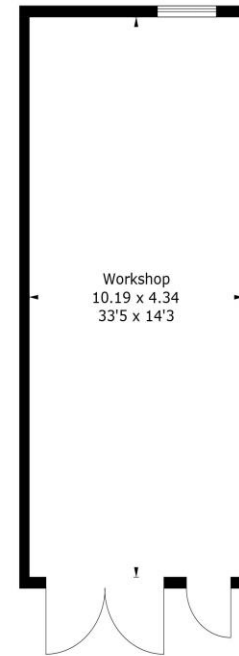
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Directions

Sat Nav: PO10 8UG

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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. (ID1071232)

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