







AT A GLANCE

 1850 Sq ft (172 sq m)


 Four Double Bedrooms

 Two With En-Suite Shower Rooms

 Living Room With Log Burner

 Second Reception Room

 Impressive Kitchen/Diner With Bi-Folds

 Utility Room & Separate W.C

 Large Double Car Port For Two Vehicles + Two Spaces

 Landscaped West Facing Garden

 Superb Peaceful Countryside Location





ABOUT THE PROPERTY

This stunning detached family home, nestled between the charming villages of Southbourne and Westbourne, offers an exceptional blend of countryside living and modern convenience. With scenic cycle routes leading to the South Downs and peaceful walks along streams to Emsworth, the location is perfect for those who love the outdoors.

Built in 2018 and spanning an impressive 1,850 sq ft (172 sq m), the property provides ideal accommodation for a growing family. The heart of the home is undoubtedly the spectacular kitchen diner, featuring bi-fold doors that open onto a beautifully landscaped west-facing garden. A central island with bar stools creates a sociable space for coffee mornings, casual dining, or cooking with friends.

The spacious living room boasts a cozy log burner and dual-aspect windows, allowing natural light to flood in. A versatile second reception room, currently styled as a cocktail lounge, offers a private retreat from the children. This space could also serve as a playroom, formal dining room, or home office. The ground floor is complete with a separate utility room and a convenient cloakroom W.C.

Upstairs, the master suite provides a luxurious sanctuary, with elegant mirror-fronted 'his and hers' built-in wardrobes leading to a stylish en-suite. This features a double shower, W.C., basin, and a window to the front. Two further well-sized double bedrooms and a beautifully appointed family bathroom complete the first floor.





ABOUT THE PROPERTY

The second floor offers a self-contained guest suite or an ideal space for a lucky teenager, complete with skylight windows, a generous double bedroom, and a private en-suite shower room with a W.C. and basin.

Outside, a grand double carport provides covered parking for two vehicles and includes loft storage for kayaks and outdoor equipment. With additional parking for two more cars, the property offers ample space for family and visitors. A gated side entrance leads to the west-facing garden, which enjoys a southerly aspect to the left flank, ensuring sunshine throughout the day. Thoughtfully designed with low-level shrubs and small trees providing shade on warmer days, the garden offers multiple seating areas for relaxation, dining, and entertaining. A secluded spot is also available for a hot tub if desired.

Presented in excellent condition and tastefully decorated throughout, this exceptional home is move-in ready. With an impressive Energy Rating B, it combines energy efficiency with stylish, modern living—an outstanding opportunity for families seeking space, comfort, and a picturesque countryside setting.

AGENTS NOTE; In the adjacent field to the North Elevation there is planning granted for seven new houses. However, We are reliably informed that the boundary between Dunkirk Rise and the development will retain the trees and shrubs creating a wildlife sanctuary and also screening providing complete privacy from any building. For any further information please ask.



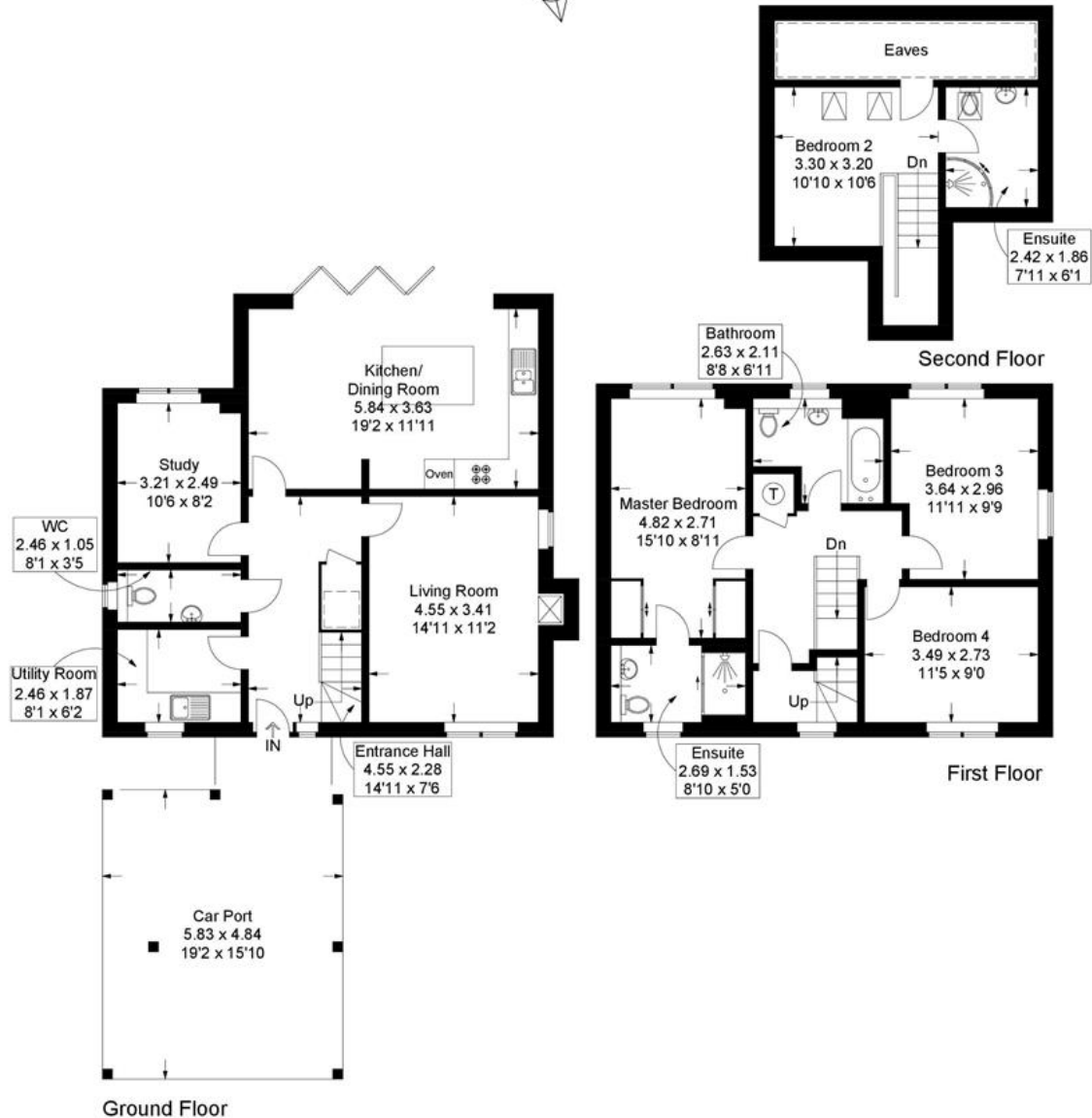






Dunkirk Rise, Southbourne

Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 6.2 sq m / 67 sq ft
 Total = 178 sq m / 1916 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





LOCATION

The Beautiful Villages of Southbourne, Westbourne, and Emsworth

Nestled along the Hampshire and West Sussex border, the villages of Southbourne, Westbourne, and Emsworth offer a charming blend of coastal beauty, countryside serenity, and vibrant community spirit. Each village has its own unique character, making the area a highly desirable place to live and visit.

Southbourne – A Peaceful Village with Countryside Charm

Southbourne is a delightful village that combines rural tranquillity with convenient amenities. Surrounded by rolling countryside and scenic walking trails, it is perfect for those who enjoy the outdoors. The village is well-served by local shops, pubs, and excellent schools, making it a popular choice for families. With easy access to the South Downs National Park, as well as the coast, Southbourne offers a balanced lifestyle where nature and modern living come together seamlessly. The nearby train station provides direct links to Chichester, Portsmouth, and London, making it ideal for commuters.

Westbourne – A Quaint and Historic Village

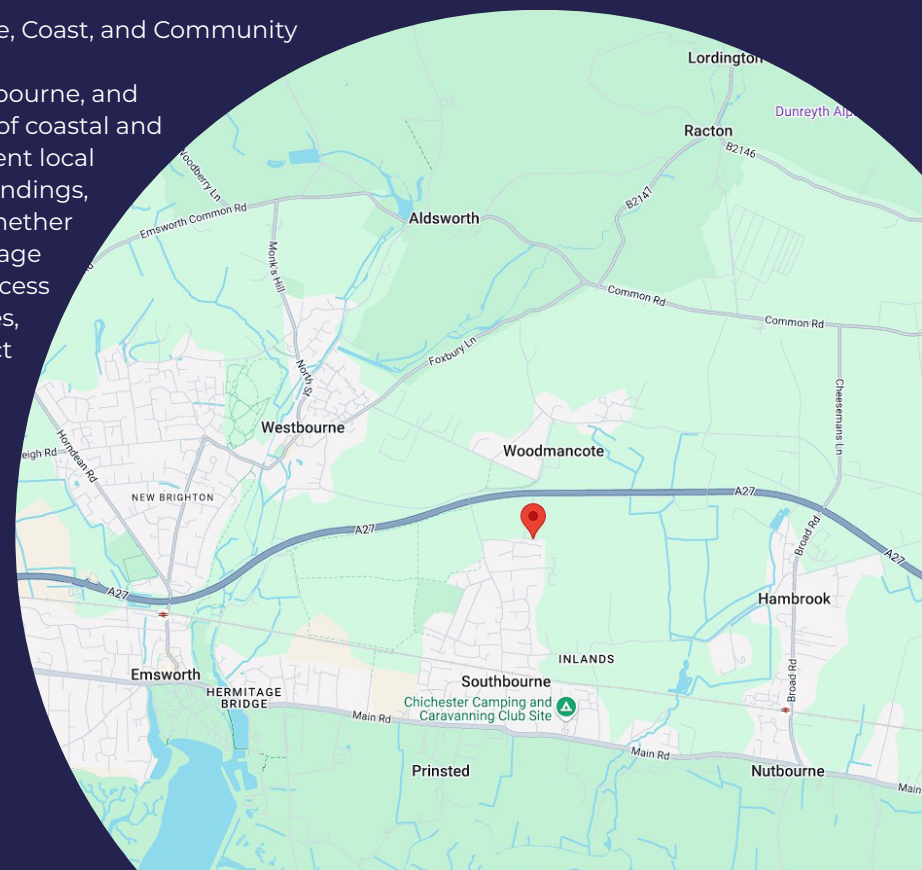
Westbourne is a picturesque and characterful village with a rich history. It boasts charming period properties, a lively community, and a variety of independent shops, traditional pubs, and cozy cafés. The village is known for its welcoming atmosphere and active local events, such as markets and village fairs. With its beautiful streams, countryside footpaths, and quiet lanes, Westbourne is perfect for walking and cycling, offering routes that lead towards Emsworth and the South Downs. Despite its peaceful ambiance, it remains well-connected to larger towns and transport links.

Emsworth – A Coastal Haven with Maritime Heritage

Emsworth is a stunning harborside town that captures the essence of coastal living. With its sailing clubs, waterfront pubs, and scenic marina, it is a haven for boating enthusiasts and nature lovers alike. The historic town centre is lined with independent boutiques, artisan bakeries, and renowned seafood restaurants, giving it a vibrant yet relaxed charm. The harbour provides stunning walks along the shoreline, with views across Chichester Harbour, a designated Area of Outstanding Natural Beauty. Emsworth also has a strong sense of community, hosting food festivals, regattas, and art events throughout the year.

A Perfect Blend of Countryside, Coast, and Community

Together, Southbourne, Westbourne, and Emsworth offer an idyllic mix of coastal and countryside living, with excellent local amenities, picturesque surroundings, and a thriving community. Whether you're looking for peaceful village life, maritime adventure, or access to stunning natural landscapes, these villages provide a perfect place to call home.





THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



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