NEXA PROPERTIES

WESTBOURNE ROAD, WESTBOURNE

PRICE GUIDE £525,000

YOU AR
HERE

PRICE GUIDE *£500k - £525k* Waterways, offered with NO FORWARD CHAIN this property is a beautifully presented Edwardian semi-detached home, thoughtfully extended in recent years to create a seamless blend of period charm and contemporary living. The property retains its original character, with elegant proportions, high ceilings and an abundance of natural light throughout.

The welcoming entrance hall sets the tone, featuring built-in storage beneath the stairs and a cloakroom/WC. To the front, the sitting room is both stylish and inviting, centred around a feature fireplace with a wood-burning stove and enhanced by a wide bay window.

To the rear, the home opens into an impressive open-plan kitchen, dining and family space — the true heart of the house. Designed for modern living, this expansive area features a partly vaulted ceiling, a comprehensive range of fitted units, generous work surfaces and integrated appliances, with space for an American-style fridge/freezer. The layout flows effortlessly into a cosy family seating area with a period-style log-burning stove, while the dining area enjoys views over the garden and direct access to the sun terrace via patio doors.

A well-equipped utility room provides additional storage, workspace and appliance provision.

Upstairs, the first floor offers a well-proportioned principal bedroom overlooking the rear garden, along with two further double bedrooms and a stylish, modern family bathroom. A further staircase leads to the second floor, where a versatile loft room provides an ideal studio or guest space, complete with storage access.

Outside

The property is approached from a quiet village road and benefits from off-street parking and side access to the rear garden. Enjoying a desirable southerly aspect, the garden is both private and beautifully maintained, featuring a generous paved terrace — perfect for outdoor dining — leading onto a well-kept lawn bordered by mature planting.

- BEAUTIFULLY PRESENTED EDWARDIAN HOME
- THOUGHTFULLY EXTENDED THROUGHOUT
- VAULTED KITCHEN FAMILY ROOM
- STYLISH MODERN FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- SOUTH FACING PRIVATE GARDEN
- HIGH CEILINGS, PERIOD FEATURES

Waterways, Westbourne Road, Westbourne, PO10 8UL

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 19.6 sq m / 211 sq ft
Total = 145.9 sq m / 1570 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.