





PRICE GUIDE £300k-£325k NEXA Properties is delighted to present Lillyput Cottage, a charming two-bedroom character cottage situated in the heart of the highly sought-after village of Westbourne. This delightful home combines traditional cottage charm with practical living space and benefits from two reception rooms, a private courtyard garden and a central village location within easy reach of local amenities.

Upon entering the property, you are welcomed into a cosy living room, offering an inviting space to relax and unwind. This leads through to a separate dining room, providing an ideal setting for entertaining and everyday dining. To the rear, the kitchen offers a practical layout with fitted units and access to the garden. A ground floor bathroom completes the accommodation on this level.

The first floor comprises two bedrooms, including a generously proportioned principal bedroom measuring approximately 11'2 x 10'9. The second bedroom provides flexibility for guests, a child's bedroom or a home office, making the property equally suited to first-time buyers, downsizers or those seeking a charming village retreat.

Outside, the property enjoys an enclosed courtyard garden, offering a lovely space for outdoor dining and entertaining, with a seating area, attractive brick boundary walls and useful timber storage. Westbourne is a picturesque and thriving village, well regarded for its independent shops, traditional pubs and welcoming community atmosphere. The nearby town of Emsworth offers additional amenities, restaurants and waterfront walks, whilst excellent transport links provide convenient access to Chichester, Portsmouth and the surrounding South Coast.



- CHARMING CHARACTER COTTAGE
- HEART OF WESTBOURNE VILLAGE
- TWO SEPARATE RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- PRIVATE COURTYARD GARDEN
 - TWO BEDROOMS
- PRACTICAL FITTED KITCHEN
- CHARACTERFUL VILLAGE SETTING
- CLOSE TO LOCAL AMENITIES
- NEARBY EMSWORTH AND WATERFRONT

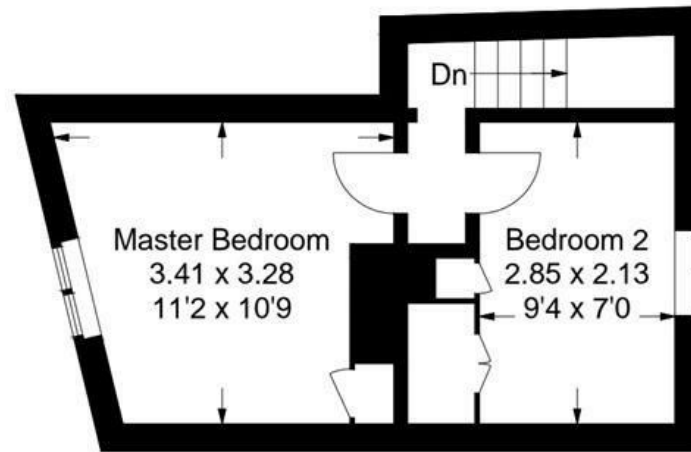
Lillyput Cottage, East Street, Westbourne

Approximate Gross Internal Area = 59.8 sq m / 643 sq ft

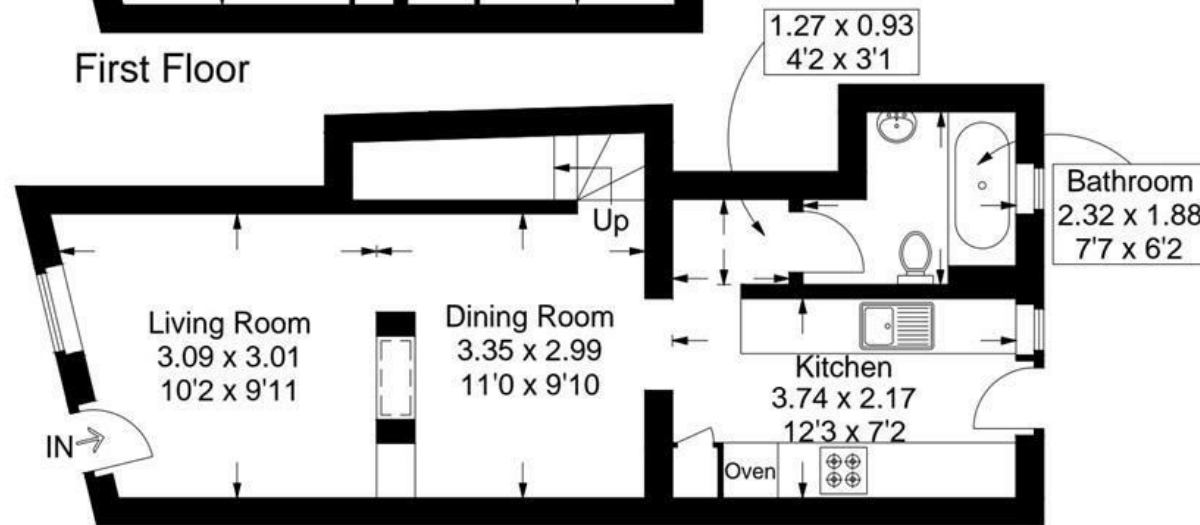
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.3 sq m / 3 sq ft

Total = 60.1 sq m / 647 sq ft



First Floor



Ground Floor

 = 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.