

£550,000
13 Redlands Lane
Emsworth, PO10 7SN

This wonderful detached bungalow situated in Redlands Lane, Emsworth, is set on a generous corner plot with a beautifully landscaped. The property offers three double bedrooms, one with en-suite, a stylish family shower room, and a modern fitted kitchen. The spacious lounge/dining room opens directly onto the garden, creating a perfect space for relaxing or entertaining. Additional features include gas central heating, double glazing, a private driveway and a garage, all presented to a high standard throughout. Ideally located close to local amenities and transport links, this stunning bungalow offers comfort, convenience and space in a desirable residential area. Contact us at your soonest convenience to arrange your viewing!





ENTRANCE HALL

KITCHEN 12' 5" x 8' 11" (3.78m x 2.72m)

SITTING ROOM 15' 10" x 12' 7" (4.83m x 3.84m)

DINING ROOM 10' 9" x 8' 2" (3.28m x 2.49m)

SHOWER ROOM

BEDROOM ONE 16' 9" x 10' 9" (5.11m x 3.28m)

BEDROOM TWO 13' 8" x 10' 9" (4.17m x 3.28m)

BEDROOM THREE / GUEST ROOM 16' 1" x 8' 11" (4.9m x 2.72m)

EN-SUITE

GARAGE 17' 4" x 8' 3" (5.28m x 2.51m)

GARDEN



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		84
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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