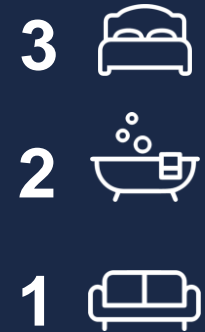


**£365,000**  
**20 Kennett Way**  
Emsworth, PO10 7FB



## PROPERTY SUMMARY

Situated in this well regarded modern estate, this three bedroom end terraced house is in the fortunate position located opposite large picturesque fields. With 2 allocated parking spaces and a low maintenance rear garden, the internal accommodation comprises front lobby, WC, lounge with lovely viewings over the fields and a contemporary modern kitchen/diner. The first floor landing leads to three well proportioned bedrooms with an ensuite to master and a family bathroom suite. An internal viewing is essential to truly appreciate this lovely family home and the beautiful view of natural scenery, contact us today to arrange your viewing.





## **HALLWAY**

## **WC**

**LOUNGE** 13' 5" x 11' (4.09m x 3.35m)

**KITCHEN/DINER** 15' 8" x 11' 4" (4.78m x 3.45m)

## **LANDING**

**BEDROOM ONE** 11' 5" x 8' 2" (3.48m x 2.49m)

## **ENSUITE**

**BEDROOM TWO** 10' x 8' 7" (3.05m x 2.62m)

**BEDROOM THREE** 6' 10" x 6' 9" (2.08m x 2.06m)

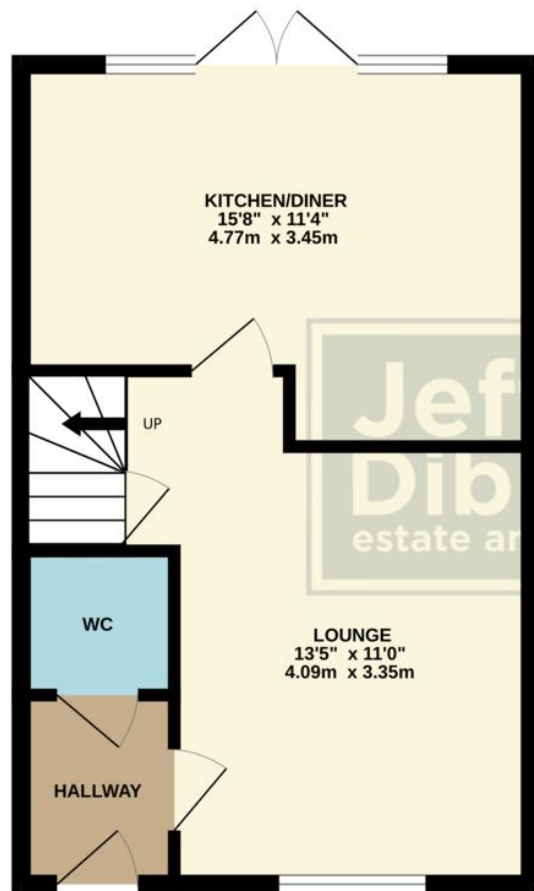
**BATHROOM** 8' 7" x 6' 4" (2.62m x 1.93m)

## **AGENTS NOTE**

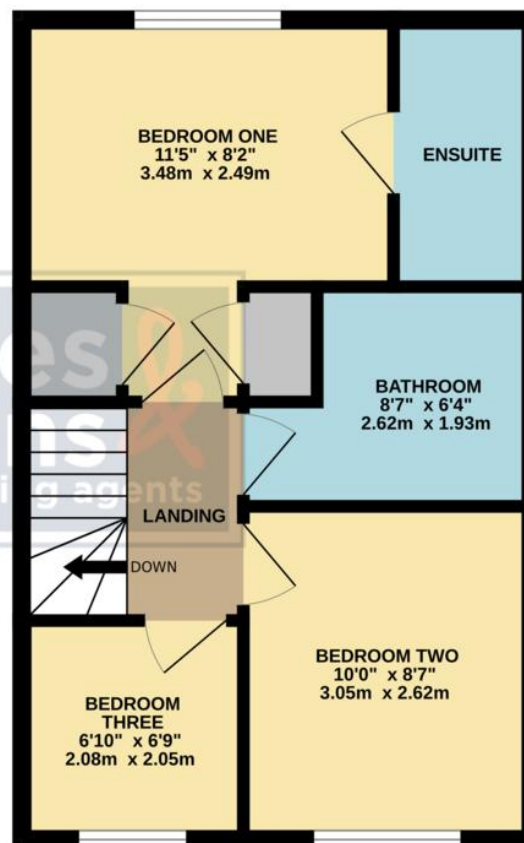
We understand there is an estate charge, figures to be confirmed



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

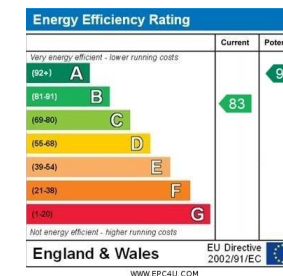
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

**VIEWINGS**  
By prior appointment only



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.

**Jeffries  
Dibbens**  
estate and letting agents

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