



**£400,000**  
**23 Skylark Avenue**  
Emsworth, PO10 7GB

## PROPERTY SUMMARY

Situated opposite Hampshire Farm Meadow and a short distance from Westbourne and Emsworth village, this attractive semi-detached home on Skylark Avenue is beautifully maintained throughout. The property includes a welcoming entrance hall leading to a convenient cloakroom, a modern fitted kitchen/dining area, and a bright, generously sized sitting room. Upstairs, all bedrooms are well-proportioned doubles, with the main bedroom benefiting from fitted wardrobes and a stylish modern en-suite. Outside, the private rear garden has been designed for low-maintenance living and features a patio area ideal for outdoor dining and enjoying the warmer months. The property is further enhanced by a garage and driveway providing ample off-road parking. Contact us now to arrange a viewing.





## HALLWAY

**LOUNGE** 20' 2" x 10' 2" (6.15m x 3.1m)

## WC

**KITCHEN/BREAKFAST ROOM** 17' 10" x 11' 8"  
(5.44m x 3.56m)

## LANDING

**BEDROOM ONE** 11' 5" x 8' 9" (3.48m x 2.67m)

## ENSUITE

**BEDROOM TWO** 14' 8" x 10' 2" (4.47m x 3.1m)

**BEDROOM THREE** 10' 6" x 9' 9" (3.2m x 2.97m)

## BATHROOM

## GARAGE





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk