



46 Skylark Avenue, Emsworth,
PO10 7GB



MODERN DETACHED FAMILY HOME..... A Three Bedroom Detached family home with Garage, situated on this much requested development on the fringe of picturesque Emsworth. It is close to Hampshire Farm Meadows, with its woods & countryside and is also walking distance to Westbourne Village with its café, pubs & convenience store. A bright and airy home, the Sitting Room has patio doors opening to rear garden. There is a modern Fitted Kitchen, and upstairs are Three Large Bedrooms, one with Ensuite.

There is an attractive, enclosed Rear Garden with Patio. Externally the property benefits from having Garage & Driveway, side access to the private enclosed rear garden and rear pedestrian access to the garage.

- MODERN DETACHED HOUSE
- THREE BEDROOMS ONE WITH ENSUITE
- DOWNSTAIRS CLOAKROOM
- MODERN KITCHEN/DINING ROOM
- PRIVATE ENCLOSED LANDSCAPED GARDEN
- GARAGE & DRIVEWAY
- BEAUTIFUL COUNTRY WALKS ON THE DOORSTEP

Asking Price
£495,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Kitchen/Dining Room
- Cloakroom
- Sitting Room

First Floor:

- Bedroom One with Ensuite Shower Room & built in wardrobes
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:

- Driveway
- Garage
- Private enclosed rear Garden

EPC: C

Council Tax: D





LOCATION

The property is located within walking distance of an attractive open space provided by the developers and the West Sussex village of Westbourne is a short distance away with a Co-Op general store, Post Office, a range of local shops and services, school, restaurant and public houses. To the north are Hollybank woods and the South Downs National Park.

To the south is a harbour side town centre of Emsworth with its bustling centre arranged around the town square.

Easy access to both south coast and London mainline railway stations. Bus links also close by.



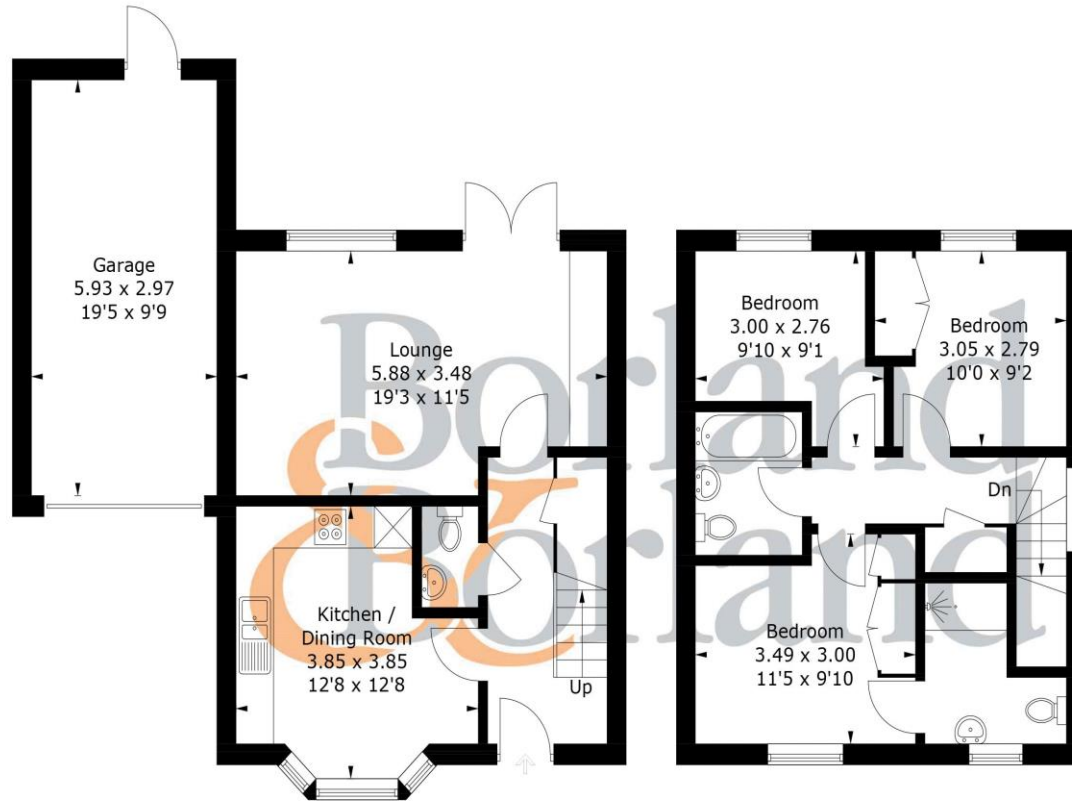


46, Skylark Avenue, PO10 7GB

Approximate Gross Internal Area = 84.4 sq m / 908 sq ft

Garage = 17.7 sq m / 190 sq ft

Total = 102.1 sq m / 1098 sq ft



Ground Floor

First Floor

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1243752)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.



Directions

SAT NAV: PO10 7GB

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED