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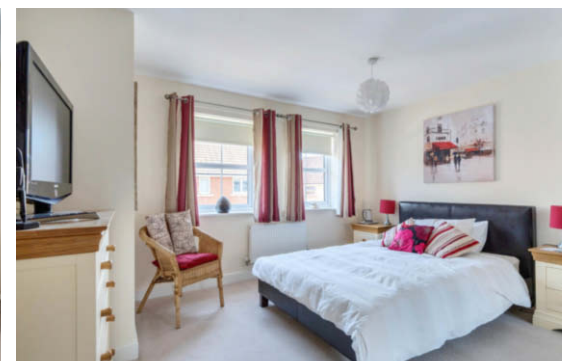
- ▶ Four Bedroom Detached House
- ▶ Light & Spacious
- ▶ Cloakroom
- ▶ Two Reception Rooms
- ▶ Utility Room
- ▶ En Suite
- ▶ Family Bathroom
- ▶ Garage
- ▶ Well-Maintained Garden`
- ▶ Requested Location

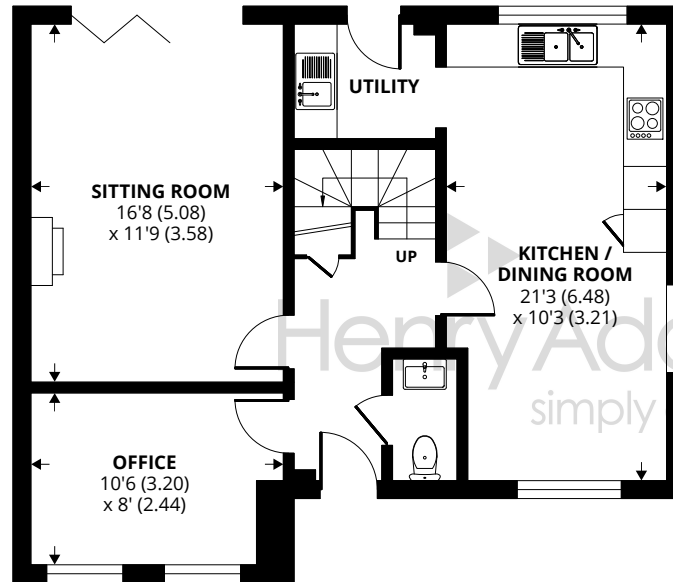
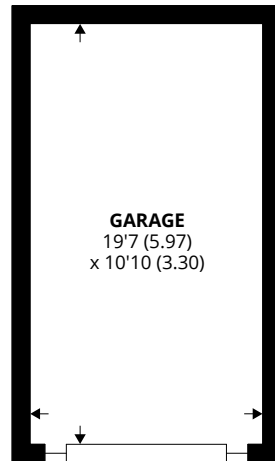
An excellent opportunity to purchase this light & spacious and beautifully presented four bedroom detached house.

Upon entering the property you are greeted with a spacious entrance hall with tiled flooring and a storage cupboard. The sitting room is tastefully decorated and has bi-fold doors leading out to the garden. There is also a an excellent size office on the ground floor which could equally be used as a snug or playroom. The kitchen is modern and stylish with shaker style wall and base units, integrated appliances, tiled flooring and views over looking the garden. The utility room has plumbing for appliances storage and a door leading to the garden.

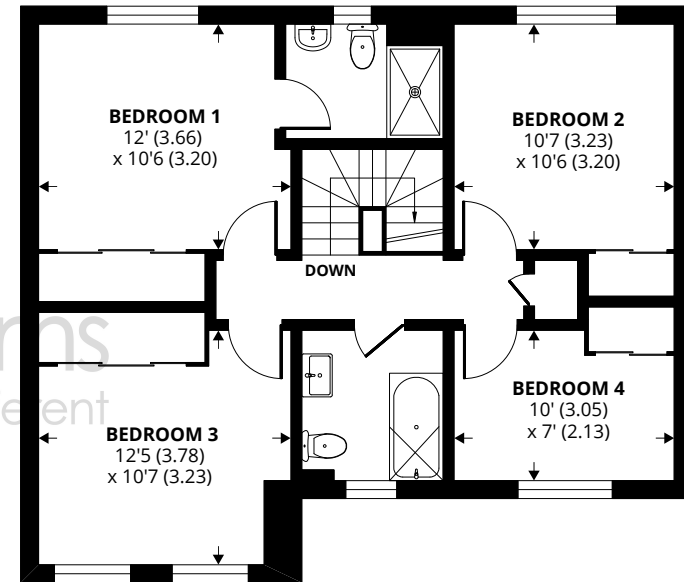
Upstairs there are four excellent size bedroom which all have fitted wardrobes and cupboards. Bedroom one also benefits from a en-suite. The family bathroom is fully tiled and has an enclosed panel bath with a shower over and heated towel rail.

Outside the garden has been well maintained by the owners with patio seating area ideal for enjoying the summer evenings, laid to lawn, flower borders, mature shrubs and side access. To the side of the property there is a driveway providing parking leading to the garage. This property really needs to be viewed so you can appreciated is versatile accommodation and central location.





GROUND FLOOR



FIRST FLOOR

43 Skylark Avenue, Emsworth, PO10 7GB

Approximate Area = 1346 sq ft / 125 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1558 sq ft / 144.6 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

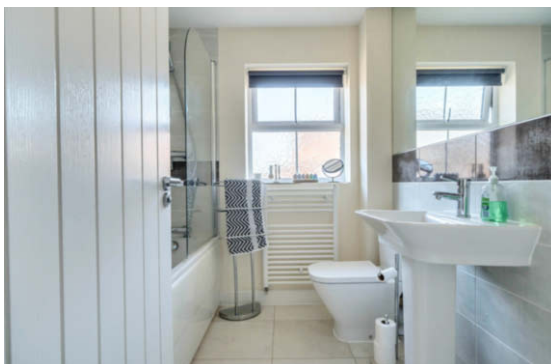
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Henry Adams. REF: 1001175

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Skylark Avenue is situated to the north of Emsworth on the popular Redlands Grange development in convenient proximity to the railway station and the village centre. Close to both the A27 and A3M trunk roads, the property is very well connected. The railway station at Emsworth is on the Southampton to Brighton Line, whilst nearby Havant has direct trains to London Waterloo and London Victoria via Gatwick Airport. The historic city of Chichester lies to the East with its Festival Theatre and racing at Goodwood whilst the foreshore of Chichester Harbour to the south provides opportunities for the sailor and birdwatcher alike with many sailing clubs and coastal walks.

26th June 2023



To arrange a viewing call **01243 377773** View details online at henryadams.co.uk