

OFFERS OVER
£550,000
43 Skylark Avenue
Emsworth, PO10 7GB

PROPERTY SUMMARY

This beautifully presented four-bedroom detached home, ideally situated north of Emsworth town centre near Westbourne village, offers a perfect blend of style and practicality. The welcoming entrance hall, complete with a WC and storage, leads to a versatile front study/playroom and a spacious lounge with feature fireplace and bi-fold doors to the garden. The heart of the home is a bright, triple-aspect kitchen/dining room boasting stylish units, quartz worktops, integrated Siemens appliances, and an adjoining utility room. Upstairs, all four bedrooms benefit from built-in mirrored wardrobes, including a master bedroom with ensuite, alongside a modern family bathroom suite. Outside, the property features a hedge-lined front, off-road parking on the driveway for 2 cars leading to a generous-sized garage. The landscaped rear garden offers a paved patio, sleeper borders, and mature shrubs, creating a perfect and peaceful private retreat.

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ENTRANCE HALL

WC

STUDY 11' 10" x 8' 1" (3.61m x 2.46m)

LOUNGE 16' 8" x 11' 10" (5.08m x 3.61m)

KITCHEN/DINER 21' 2" x 10' 4" (6.45m x 3.15m)

UTILITY ROOM 6' 8" x 5' 5" (2.03m x 1.65m)

LANDING

BEDROOM ONE 12' x 10' 6" (3.66m x 3.2m)

ENSUITE 7' 4" x 5' 5" (2.24m x 1.65m)

BEDROOM TWO 12' 5" x 10' 7" (3.78m x 3.23m)

BEDROOM THREE 10' 7" x 10' 6" (3.23m x 3.2m)

BEDROOM FOUR 10' x 7' (3.05m x 2.13m)

BATHROOM

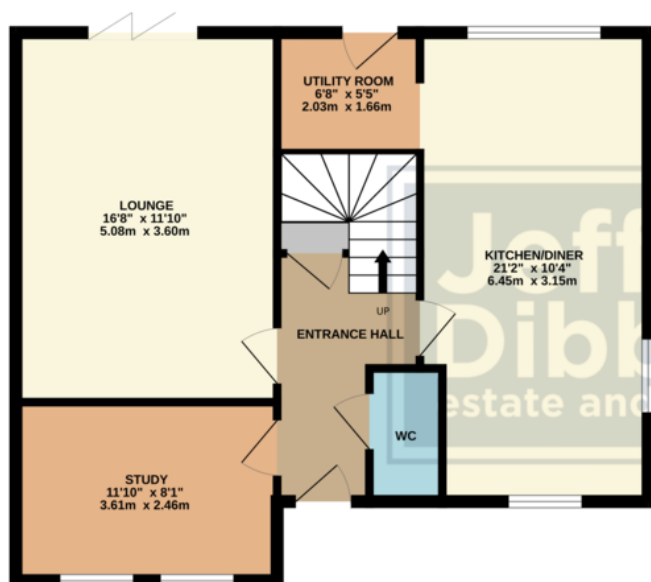
GARAGE 19' 7" x 10' 10" (5.97m x 3.3m)

AGENTS NOTE

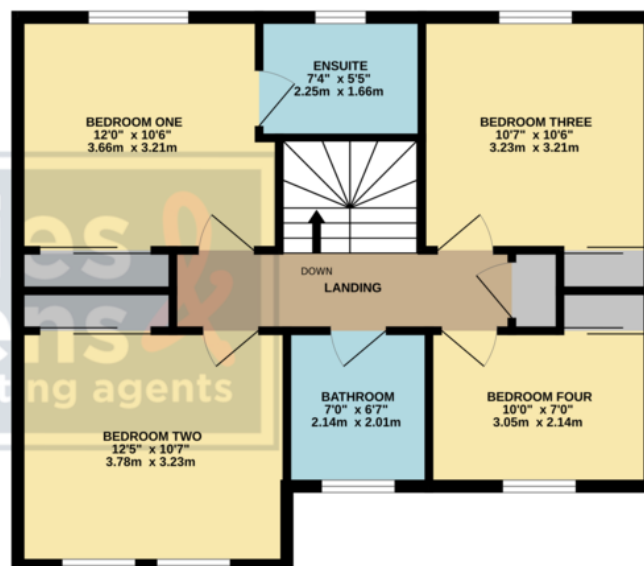
We understand the current estate charge is
£223.40 per annum



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 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.

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