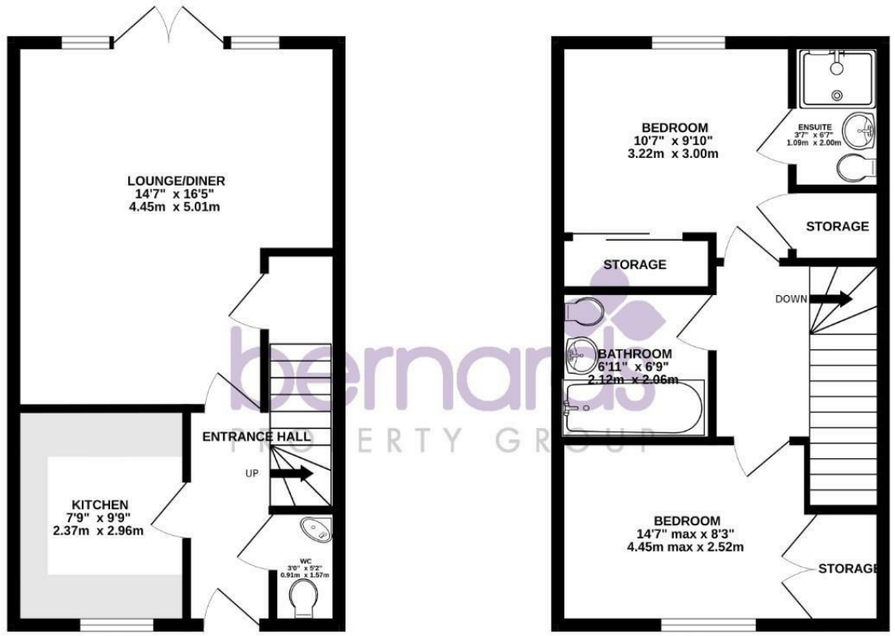
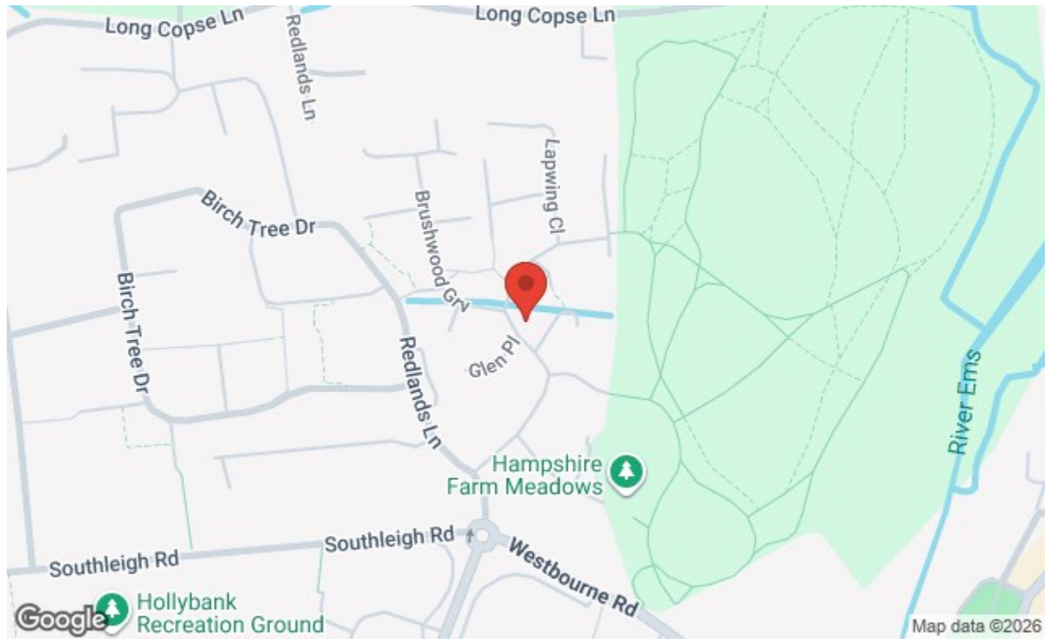
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 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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2 2 1

HIGHLIGHTS

- TWO BEDROOMS
- END TERRACE
- GARAGE
- POPULAR LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN-SUITE SHOWER ROOM
- MODERN KITCHEN AND BATHROOM
- IDEAL FIRST TIME BUY
- RESIDENTIAL AREA
- CALL TO VIEW

Situated on the popular Redlands Grange development, this well-presented two-bedroom end-terrace home offers stylish accommodation, a generous rear garden and the added benefit of a garage and driveway parking.

The property opens into a spacious entrance hall, with a cloakroom/WC and a modern fitted kitchen positioned at the front of the house. To the rear, the lounge/diner is a bright and comfortable living space with doors opening onto the rear garden, making it ideal for both everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in storage. The principal bedroom also enjoys the convenience of an en suite shower room, while a modern family bathroom serves the second bedroom.

Outside, the enclosed rear garden provides plenty of space to relax or entertain, while the property also benefits from a driveway providing off-road parking and a garage measuring approximately 3m x 6m, offering excellent storage or workshop potential.

Skylark Avenue forms part of the sought-after Redlands Grange development on the edge of Emsworth. The area is popular with families and professionals alike thanks to its easy access to local schools, countryside walks and excellent transport links. Emsworth's historic town centre is just a short drive away, offering a fantastic selection of independent shops, cafés, pubs and restaurants, while the picturesque harbour and millpond provide a beautiful setting for waterside walks. For commuters, both the A27 and A3(M) are easily accessible, and Emsworth railway station offers direct services along the south coast and connections to London.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE/DINER
14'7" x 16'5" (4.45 x 5.01)

KITCHEN
7'9" x 9'8" (2.37 x 2.96)

WC
2'11" x 5'1" (0.91 x 1.57)

BEDROOM
10'6" x 9'10" (3.22 x 3.00)

ENSUITE
3'6" x 6'6" (1.09 x 2.00)

BEDROOM
14'7" x 8'3" (4.45 x 2.52)

BATHROOM
6'11" x 6'9" (2.12 x 2.06)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND C
Havant Borough Council: BAND C

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We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

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If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE
Freehold







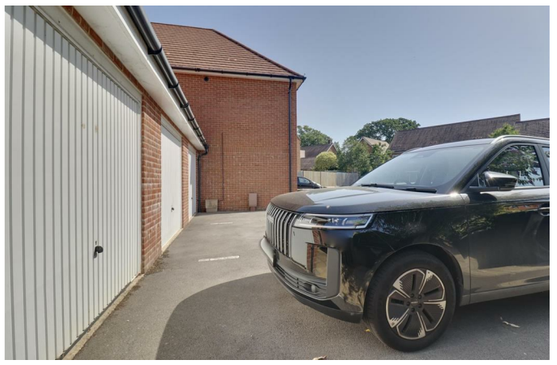


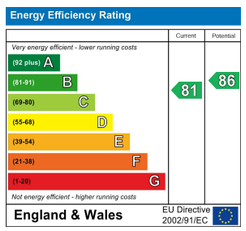












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