



**£790,000**  
**2b Links Lane**  
Rowland's Castle, PO9 6AD



## PROPERTY SUMMARY

Located in the beautiful Hampshire village of Rowlands Castle, which sits on the fringes of The South Downs, this well presented four bedroom home offers wonderfully spacious light and airy accommodation including four double bedrooms, a lounge dining room and a cottage kitchen. Outside there is ample parking afforded via the hardstand and garage and a side gate leads to the good sized rear garden with a summer house/home office with power. The property is situated in a conservation area overlooking The Green which plays host to the legendary annual Village Fair and is also just a short stroll to local pubs, a lovely coffee shop and a small Medical Practice, in addition to a Golf Club. Agents Note: There is also planning permission for a loft conversion comprising two bedrooms and an en suite.







## **HALLWAY**

**LOUNGE** 14' 10" x 12' 11" (4.52m x 3.94m)

**DINING ROOM** 12' 11" x 10' 6" (3.94m x 3.2m)

**KITCHEN** 14' 8" x 9' 4" (4.47m x 2.84m)

## **WC**

## **LANDING**

**BEDROOM ONE** 12' 11" x 12' 8" (3.94m x 3.86m)

**BEDROOM TWO** 13' x 12' 7" (3.96m x 3.84m)

**BEDROOM THREE** 14' 8" x 9' 4" (4.47m x 2.84m)

**BEDROOM FOUR** 14' 8" x 7' 2" (4.47m x 2.18m)

## **BATHROOM**

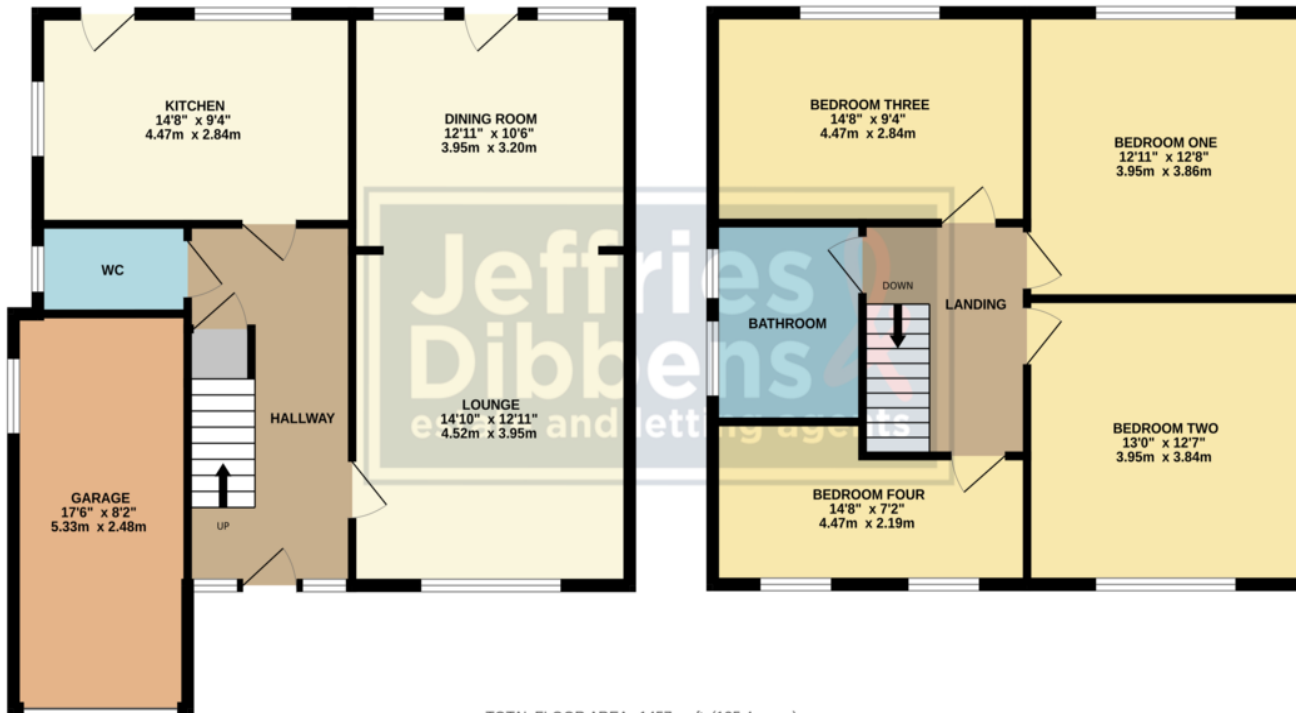
**GARAGE** 17' 6" x 8' 2" (5.33m x 2.49m)

**GARDEN OFFICE/ SUMMER HOUSE** 13' 9" x 9' 6"  
(4.19m x 2.9m)



GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

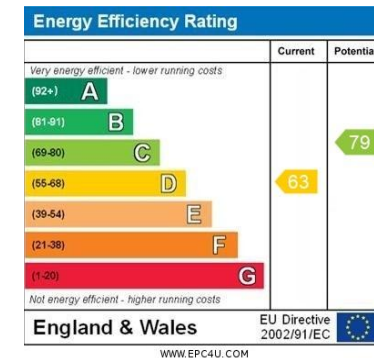
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
East Hampshire District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



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

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