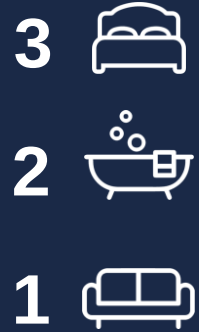


£425,000
50 Deerleap Lane
Rowlands Castle, PO9 6FD

PROPERTY SUMMARY

Offered with No Forward Chain, this beautifully presented three-bedroom semi-detached house is located in a beautiful, well regarded gated community, less than half a miles walk from Rowlands Castle village. Built in 2020, this stylish and contemporary family home comprises spacious hallway, WC, access to the integral garage and a wonderful open plan kitchen/dining/living area. The first floor landing leads to the family bathroom suite and three well proportioned bedrooms with ensuite to master. Externally the property boasts a driveway and garage to the front, with a lovely landscaped rear garden with side pedestrian access. Located on the edge of the South Downs National Park, Rowlands Castle village boasts local amenities, excellent transport links and picturesque countryside walks.





HALLWAY

GARAGE 17' x 11' 1" (5.18m x 3.38m)

WC

KITCHEN 12' 8" x 9' 7" (3.86m x 2.92m)

LOUNGE/DINER 20' 7" x 10' 10" (6.27m x 3.3m)

LANDING

BATHROOM 7' 2" x 5' 7" (2.18m x 1.7m)

BEDROOM ONE 11' 6" x 8' 9" (3.51m x 2.67m)

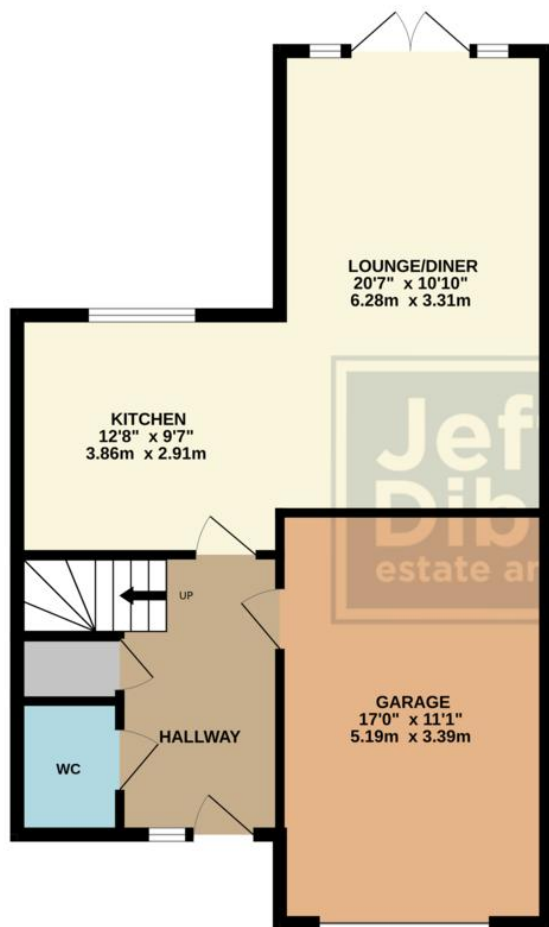
ENSUITE 6' 5" x 4' (1.96m x 1.22m)

BEDROOM TWO 11' 7" x 9' 7" (3.53m x 2.92m)

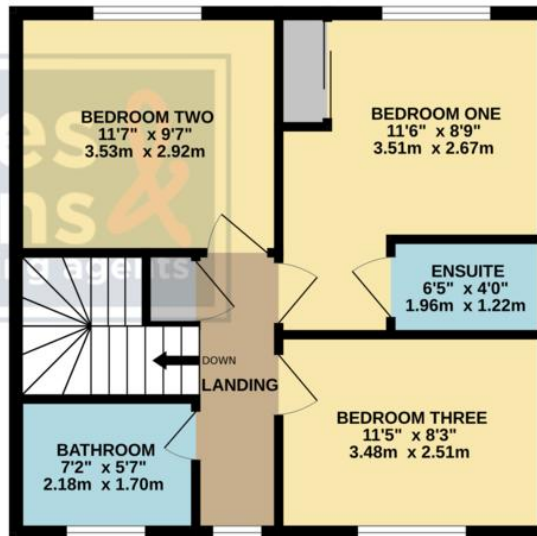
BEDROOM THREE 11' 5" x 8' 3" (3.48m x 2.51m)



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



FIRST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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 D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT

023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk