

**£285,000**  
**1 Nightingale Close**  
Rowlands Castle, PO9 6EU



## PROPERTY SUMMARY

Offered with No Forward Chain, this well presented two bedroom semi detached house with a driveway and garage is located opposite the Golf Club and approx. 1/2 mile from Rowlands Castle Green with its range of eateries and the Train Station. Benefiting from a new bathroom suite fitted in 2024, there are two well proportioned bedrooms as well as a modern fitted kitchen and a stylish lounge/diner looking out onto the South Facing Garden. Off road parking is available via the GARAGE and driveway and there is also a large front garden. An internal viewing is essential to appreciate the space and quality of accommodation on offer, contact us today to arrange your viewing.





**HALL**

**KITCHEN** 11' 9" x 6' 8" (3.58m x 2.03m)

**LOUNGE/DINER** 13' x 12' 5" (3.96m x 3.78m)

**LANDING**

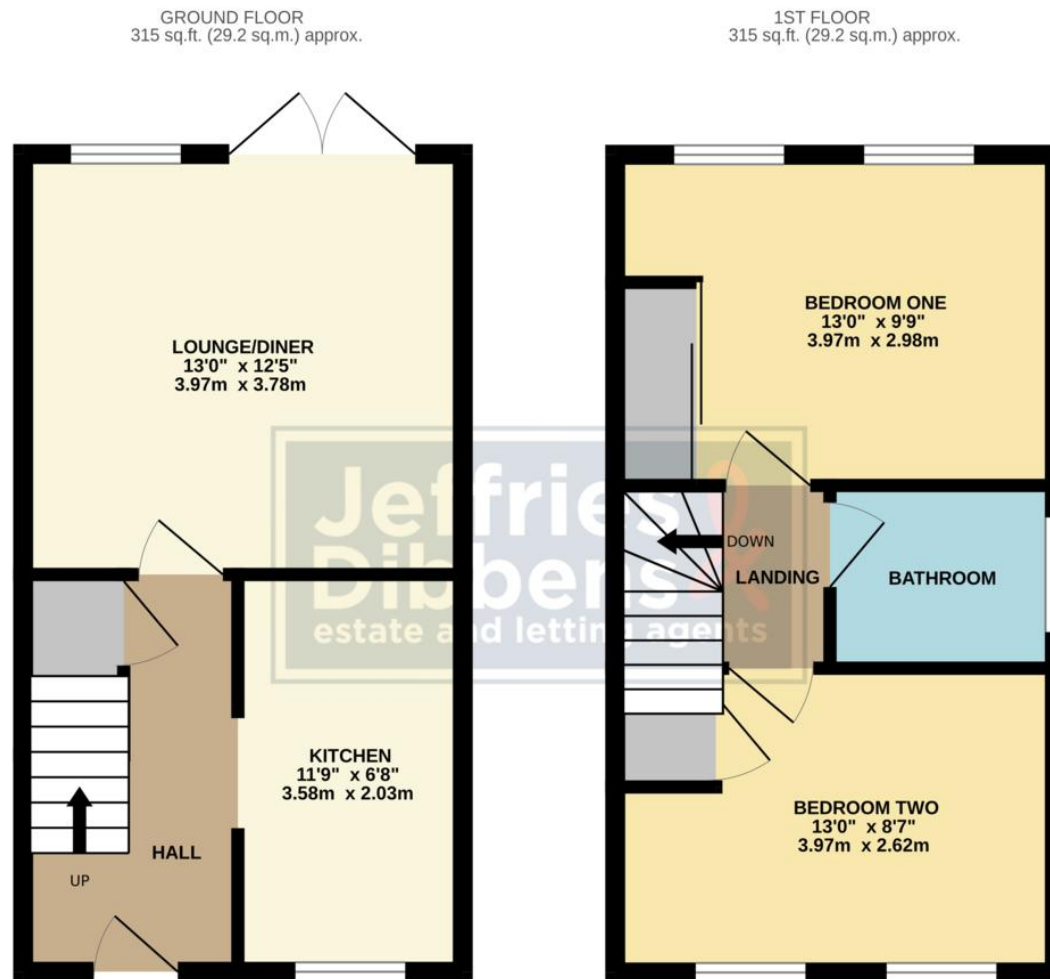
**BEDROOM ONE** 13' x 9' 9" (3.96m x 2.97m)

**BEDROOM TWO** 13' x 8' 7" (3.96m x 2.62m)

**BATHROOM**

**GARAGE**





TOTAL FLOOR AREA : 629 sq.ft. (58.5 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

East Hampshire District Council

## TENURE

Freehold

## COUNCIL TAX BAND

Band C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(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

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