



Binnington Royce
Estate Agents

FINCHDEAN ROAD
ROWLANDS CASTLE
PO9 6EN

Finchdean Road, Rowlands Castle, Hampshire, PO9 6EN

Guide Price- £625,000 – Freehold

NO ONWARD CHAIN A wonderful opportunity to purchase this three double bedroom chalet style home, located on a popular road within the prestigious village of Rowlands Castle. The property is ideally situated, just a short stroll to the village center while benefitting from splendid panoramic countryside views of the South downs national park. The property is in need of some modernization and offers plenty of potential to improve and extend (subject to obtaining the relevant planning permission). The Property is being sold with no onward chain.

To the front of the property is a good sized front garden, featuring a well maintained lawn area and some mature hedging and shrubs. The front of the property also benefits from a driveway and an undercover car port leading to a detached garage, offering ample off street parking for several cars.

Coming inside you are greeted by an entrance hall central to the property. The ground floor of the property comprises of a generously sized main reception living/dining room with double aspect windows to the side elevation and the front, boasting magnificent views. The main reception also features a gas fireplace and a large understairs storage cupboard. Leading off the main reception is the Kitchen situated at the rear of the property. The kitchen is light and bright with a door leading to the rear garden, double aspect windows to the side elevation and the rear, enjoying views over the rear garden. The kitchen comprises of a range of wall and base units, a stainless steel sink with drainer, space for cooker & oven, plumbing for washing machine, space for Fridge/Freezer and a wall mounted gas boiler providing hot water and central heating throughout the property. The ground floor of the property also features two double bedrooms and a family bathroom, comprising of a bath, WC and pedestal basin and a rear elevation window.

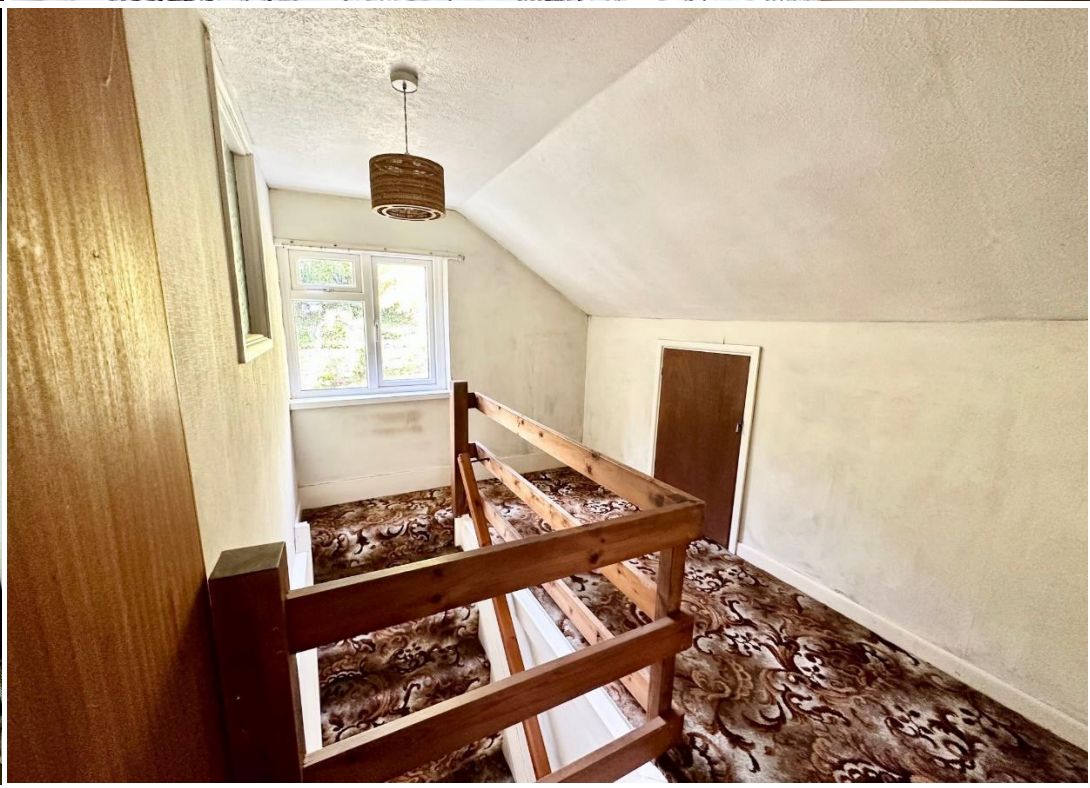
Coming upstairs to the first floor, a landing area leads you around to the third bedroom located at the front of the property, a front aspect window allows you to enjoy those tranquil un-spoilt views over the south downs national park. The room is set into the eaves and benefits from two eaves storage cupboards. Also located on the first floor of the property is a shower room, comprising of a shower, WC & pedestal basin.

Coming outside via the rear door located in the Kitchen into a patio area, the garden is split level and features a lawn and plenty of mature shrubs and trees along with several raised terraces benefiting from the exquisite views. The garden contains several outbuildings/sheds a greenhouse and side access. The garden size is approximately 65ft X 50ft.

Location: The property is situated in the prestigious village of Rowlands Castle, it lies on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. It is a beautiful traditional village with a village green, Golf Course and Golf Club, several pubs, a lovely café and a few small local shops. It offers excellent transport links, including direct train routes into London Waterloo (1h 22m) and Portsmouth (22m), also just a five minute drive to the A3 offering a direct driving route into London and the M25.



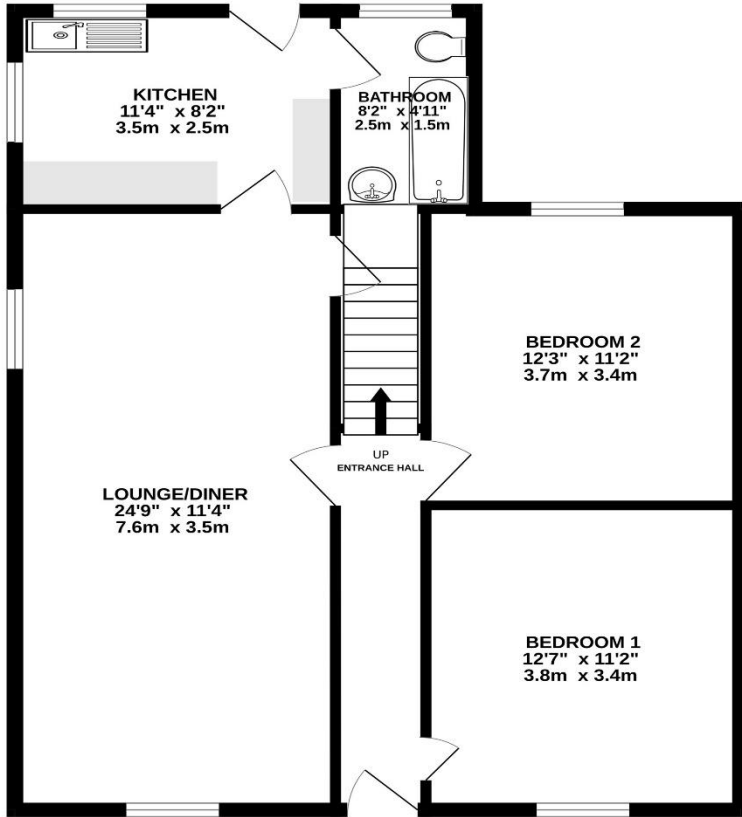




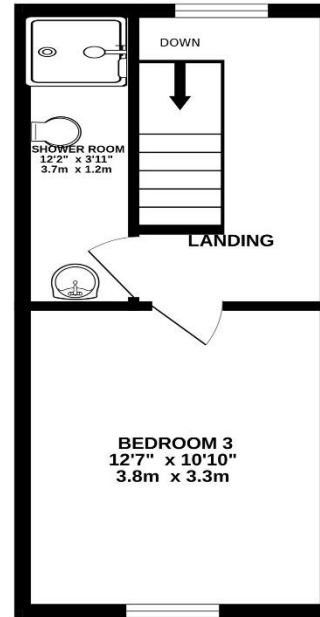




GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Binnington Royce Estate Agents,

14 The Green, Rowlands Castle, Hampshire, PO9 6BN

Sales@binningtonroyce.co.uk Tel: 02392 983 211