



*Binnington Royce*  
Estate Agents

Nightingale Close  
ROWLANDS CASTLE  
PO9 6EU

# FOR SALE Guide Price £375,000 – Freehold

## Nightingale Close, Rowlands Castle, Hampshire, PO9 6EU

This delightful end terrace three bedroom home, being sold with no onward chain is situated on a quiet cul-de-sac, within the prestigious village of Rowlands Castle. The property is nicely presented and just a short stroll to the local amenities, village green and train station.

The property offers well proportioned living accommodation including a spacious main reception room, kitchen, ground floor cloakroom, three bedrooms, family bathroom, garage with lighting and power, driveway and a beautifully maintained private rear garden.

Approaching the property, a detached garage and driveway offer off street parking for multiple vehicles and an attractive front garden area and pathway lead you to the front entrance. Outside the front entrance is an exterior cupboard providing useful storage space.

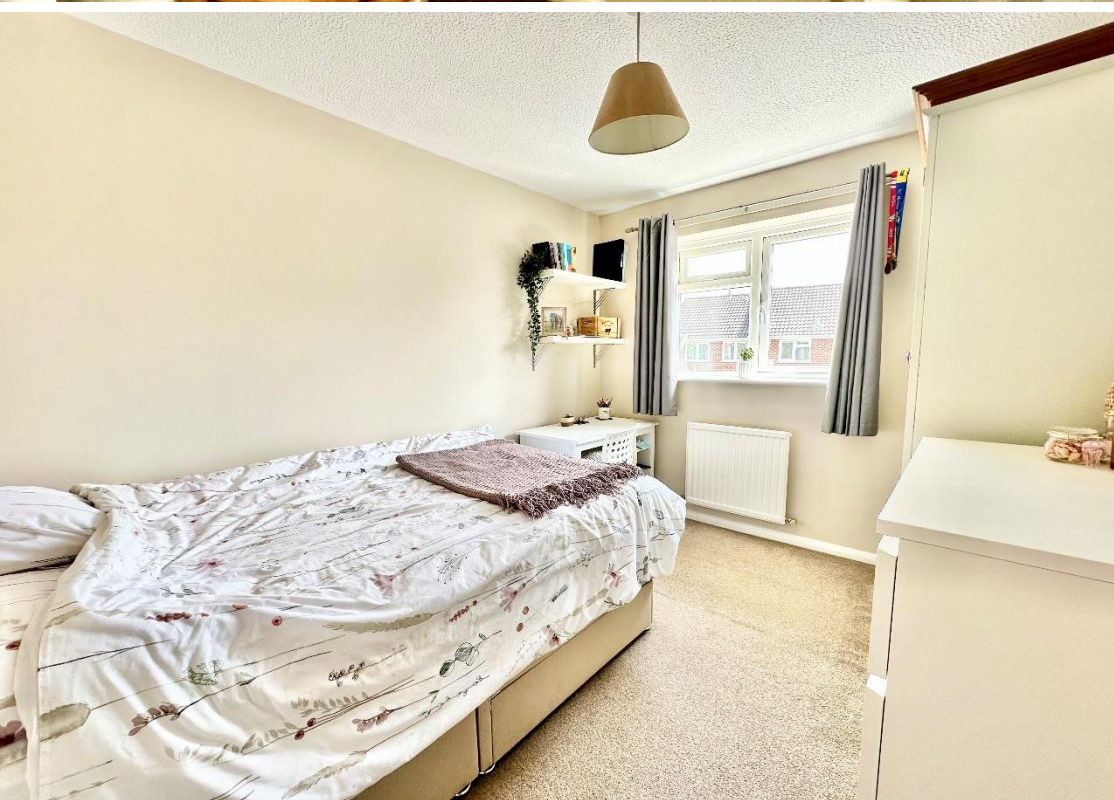
Upon entering the property, you are welcomed by an entrance hallway. Leading off the hallway and situated at the rear of the property is main reception room. The room is bright and spacious and provides plenty of space for living and dining areas. The main reception room boasts sliding patio doors leading directly out onto the patio and garden beyond. The kitchen is located at the front of the property, featuring a front aspect window and offers a good range of matching wall and base units, space for fridge/freezer, space of freestanding cooker & oven, extractor, stainless steel inset sink with drainer and space and plumbing for washing machine and dishwasher. Also situated on the ground floor is an understairs storage cupboard with space for a tumble dryer and a cloakroom with WC and corner basin.

Ascending to first floor and onto the landing area leading off are three bedrooms and a family bathroom. The principal bedroom is a sizable double room and located at the rear of the property, the room is light and bright with a rear aspect window and views over the rear garden. The second bedroom is also a double room and features a front aspect window. The third bedroom is a single room and situated at the rear of property with a rear aspect window and garden views. The family bathroom benefits from a full sized bath with shower over, WC, pedestal basin and a front aspect obscured glass window.

Coming outside to the rear garden, a lovely patio area provides a tranquil space to sit and enjoy the peaceful surroundings. The garden beyond is well maintained, mainly laid to lawn with flower beds, plants and shrubs surrounding.

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.

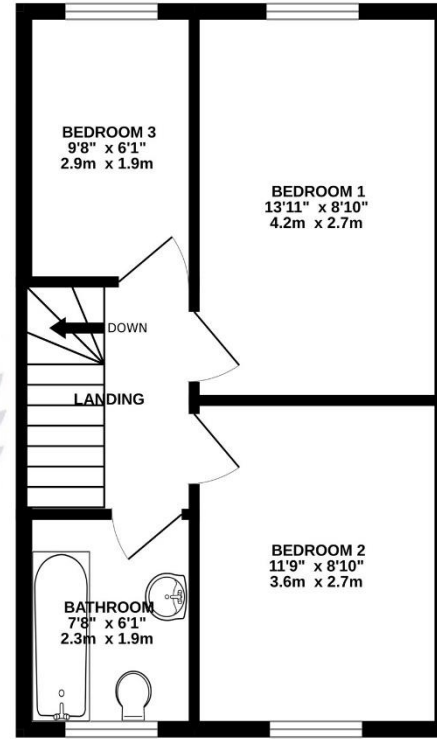
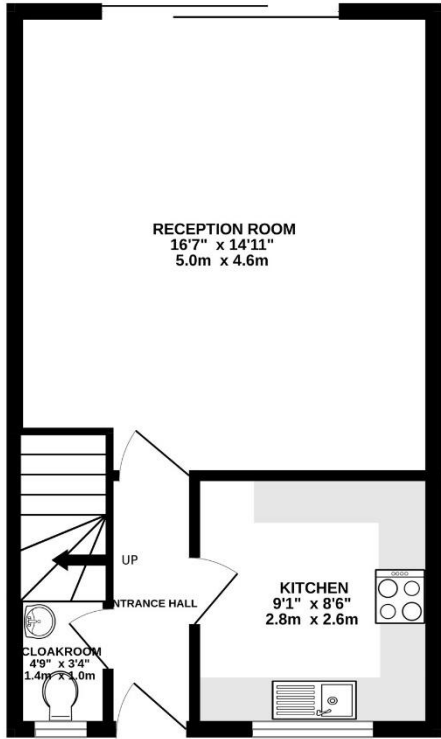






GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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