



*Binnington Royce*  
Estate Agents

REDHILL ROAD  
ROWLANDS CASTLE  
PO9 6AW

# REDHILL ROAD, ROWLANDS CASTLE, PO9 6AW

Guide Price- £300,000 – Freehold

This quaint one bedroom semi-detached house is situated in the heart of the prestigious village of Rowlands Castle, and is located just a short stroll to the local amenities and the train station, providing excellent transport links directly into London and surrounding areas. The property benefits from being sold with no onward chain.

Approaching the property, the attractive picturesque façade is very appealing and private parking spaces provide off street parking for two vehicles.

Entering the property through the front porch and into the main reception room. The room is spacious and bright with plenty of room for living and dining areas and boasts double patio doors leading out into the garden. The kitchen is situated the rear of the property and benefits from double aspect windows to the side and rear elevations. The kitchen offers a good range of matching wall and base units, wall mounted boiler, space and plumbing for dishwasher and washing machine, space for fridge freezer, space for tumble dryer and free standing cooker.

Ascending to the first floor and onto the landing area, the landing area is light and bright and features a rear aspect window and a useful large storage cupboard. Leading off the landing and into the bedroom, the room is of generous proportions and benefits from a large side aspect window and built-in wardrobe space. The modern bathroom features a side aspect window, a large shower cubicle, pedestal basin, WC & heated towel rail.

The enclosed private garden is well maintained, a patio area provides space to sit and relax, along with a lawned area, a selection of shrubs and plants and a garden shed.

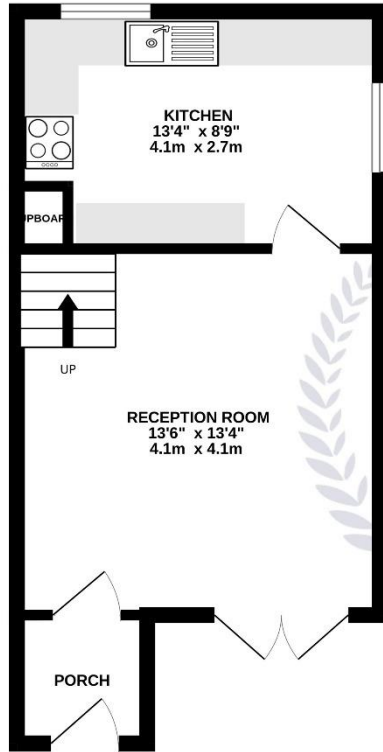
Location: The property is situated in the prestigious village of Rowlands Castle, it lies on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. It is a beautiful traditional village with a village green, Golf Course and Golf Club, several pubs, a lovely café and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



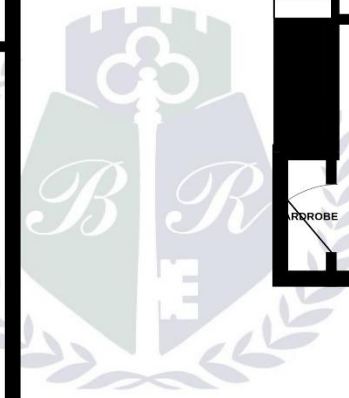
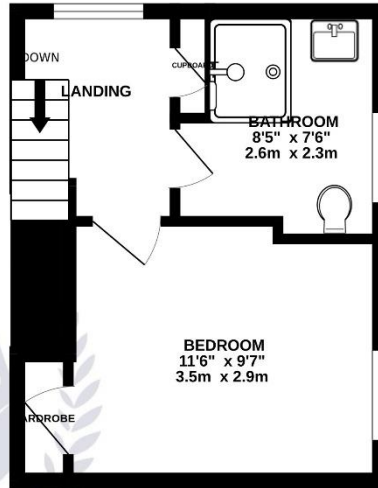




GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
219 sq.ft. (20.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		119 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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