



Binnington Royce
Estate Agents

KINGS WAY,
Manor Lodge Road
Rowlands Castle, PO9 6AZ

FOR SALE Guide Price £340,000 – Freehold

Location and Setting

This Beautiful 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.



Outside Space

The property offers a front and rear garden, both are well maintained, mainly laid to lawn with shrub borders. The private rear garden of approximately 60ft in length provides a lovely outside space and includes a seating area for alfresco dining, a large garden shed with power that could be utilised as a workshop, a smaller storage shed and a log store. Gated side access leads to the garden from the side of the property.

10 Kings Way, Manor Lodge Road

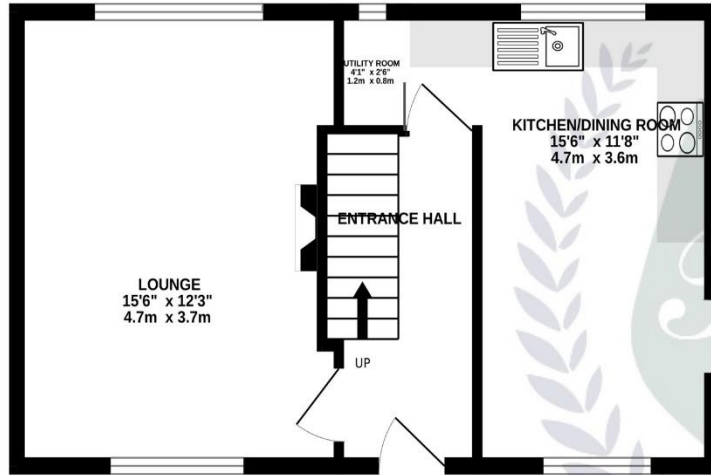
A beautifully presented two double bedroom, semi detached home situated in the desirable village of Rowlands Castle, just a short stroll to the village green, local amenities and train station. This lovely family home is bright, spacious and very well proportioned. The ground floor layout features a central entrance hallway, a generously sized main reception boasting large front and rear double aspect windows, allowing an abundance of natural light fill the room and a delightful feature log burning stove fireplace. The kitchen/dining room again spans the entire depth of the property and benefits from multiple aspect windows, a good range of matching wall and base units with plumbing and space for all appliances, a door leading outside to the rear garden and a utility area providing further space for a tumble dryer and additional storage. Ascending to the first floor of the property, a landing area leads you to two sizable double bedrooms and a modern family bathroom. The principal bedroom features large double aspect windows, enjoying views over the front and rear gardens and the convenience of bespoke built in wardrobes. The second double bedroom is situated at the front of the property and features double aspect windows to the front and side elevations, built in wardrobes and storage cupboards. The modern family bathroom is situated at the rear of the property and features a rear aspect window, full sized bath with shower over, WC, pedestal basin and a heated towel rail. The property also benefits from having a newly installed combi boiler.

Viewing is highly recommended to appreciate this delightful property.

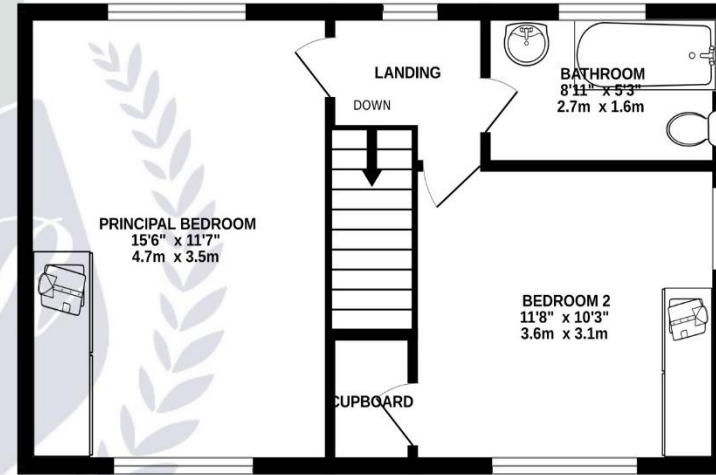




GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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