



2b Links Lane



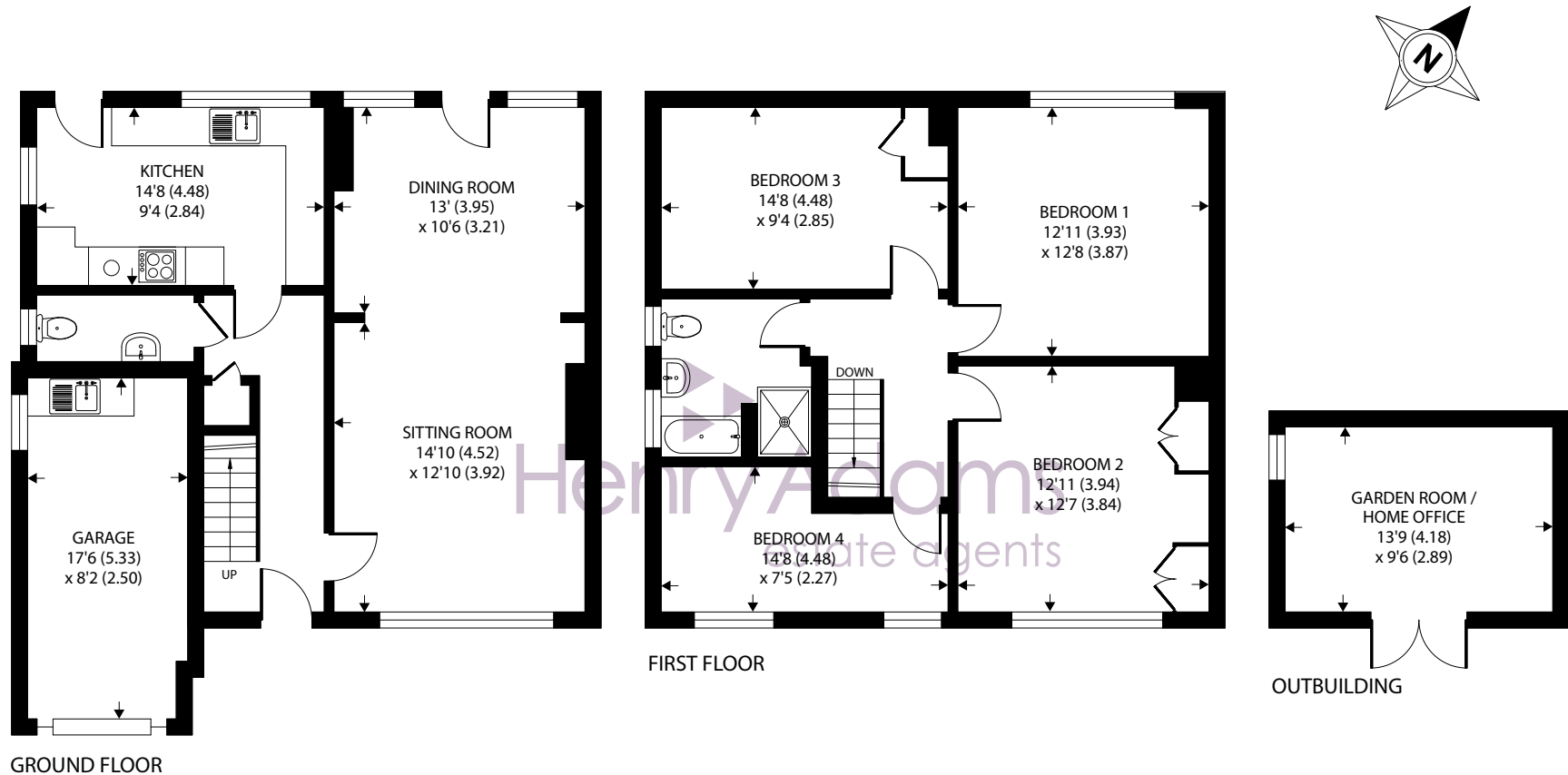
- ▶ **Light & Spacious Four Bedroom Semi-Detached House**
- ▶ **Sitting Room With Views Across Garden**
- ▶ **Four Double Bedrooms**
- ▶ **Private Landscaped Garden**
- ▶ **Highly Requested Location**
- ▶ **Planning Permission Granted**
- ▶ **Stylish Kitchen**
- ▶ **Modern Family Bathroom**
- ▶ **Driveway Providing Ample Parking**
- ▶ **Garden Room / Home Office With Power**

This light and spacious four-bedroom semi-detached house, overlooking The Green at Rowlands Castle, presents an exciting opportunity to acquire a property with planning permission granted for potential future expansion. The property boasts a sitting room offering tranquil views across the private landscaped garden, creating a serene setting for relaxation. The stylish kitchen provides a modern space for culinary creativity.

Upstairs accommodation comprises four generously sized bedrooms, perfect for a growing family or those seeking additional space for a home office or hobbies. The modern family bathroom adds a touch of luxury, while the garden room with power offers flexibility as a workspace or additional entertaining area. A driveway provides ample parking, ensuring convenience for residents. Located in a highly sought-after area, this property offers the ideal combination of contemporary living with future potential.

Outside, the property features a secure private rear garden, creating a peaceful outdoor retreat for enjoying the fresh air and sunshine. The inclusion of a garage and driveway further enhances the practicality of this home, providing ample parking space for residents and guests alike. The outdoor space offers the opportunity for alfresco dining, gardening, or simply unwinding amidst the tranquil surroundings.





2B Links Lane, Rowland's Castle

Approximate Area = 1341 sq ft / 124.5 sq m

Garage = 142 sq ft / 13.1 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1613 sq ft / 149.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2024. Produced for Henry Adams. REF: 1160189

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

The village of Rowlands Castle lies just north of Havant, and straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stanstead estate for walking. This delightful village is a quiet residential haven with a traditional village green, pubs, a selection of restaurants and shops and a surgery with a pharmacy, all within walking distance. Furthermore, Rowlands Castle has a Montessori Nursery school for children aged 2 - 4 years old and also a primary school. For easy access there are commutable rail links to London Waterloo and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

5th August 2024

