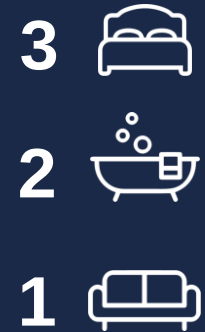


£360,000
6 Oaklands Avenue
Rowlands Castle, PO9 6BQ

PROPERTY SUMMARY

This modern three bedroom terraced home occupies a desirable position within a quiet cul-de-sac on a sought-after private road only 1/2 mile from Rowlands Castle village green with its range of local amenities, eateries and train station (on the line to London). Ideal as a family home, the current owner has thoughtfully updated the interior with premium Amtico flooring, custom under-stairs storage, and fitted wardrobes. The ground floor features a contemporary kitchen/breakfast room with integrated appliances, a WC, and a spacious living room with French doors opening to the garden. Upstairs comprises three well-proportioned bedrooms, including ensuite to master and a separate family bathroom suite. Externally, the front provides two allocated parking spaces and the west-facing rear garden has a lawned area, patio, and a covered pergola with power. An internal viewing is essential to truly appreciate the space, contact us today to arrange your appointment.





HALLWAY

KITCHEN/BREAKFAST ROOM 11' x 9' 10"
(3.35m x 3m)

WC

LOUNGE 15' 4" x 11' 11" (4.67m x 3.63m)

LANDING

BEDROOM ONE 10' 10" x 9' 6" (3.3m x 2.9m)

ENSUITE

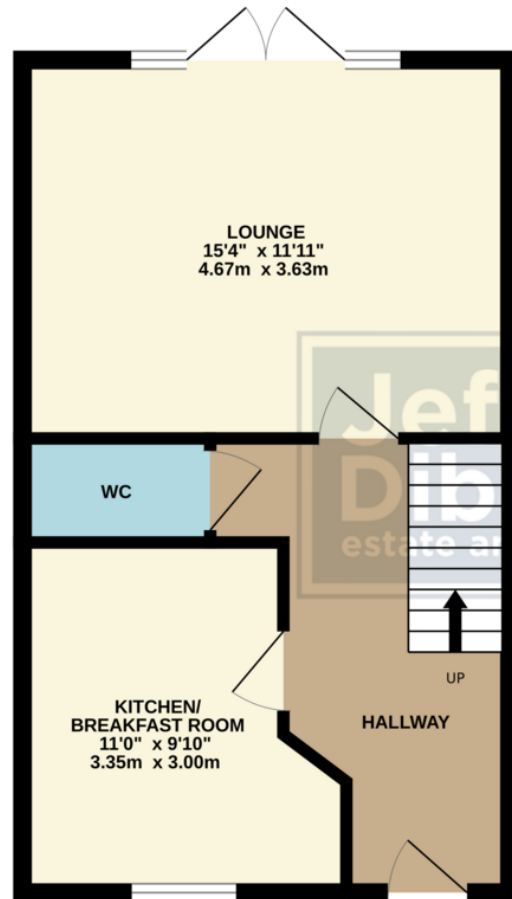
BEDROOM TWO 10' 8" x 8' 6" (3.25m x 2.59m)

BEDROOM THREE 12' x 6' 5" (3.66m x 1.96m)

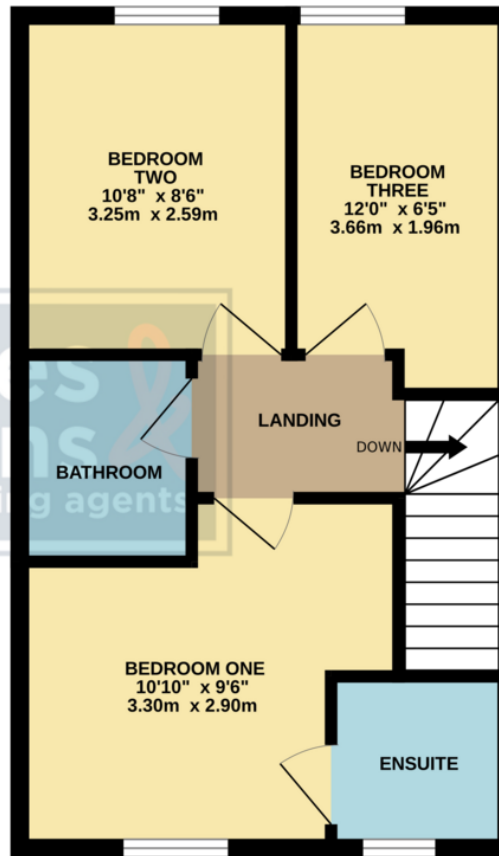
BATHROOM



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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LOCAL AUTHORITY

East Hampshire District Council

TENURE

Freehold

COUNCIL TAX BAND

Band D

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
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