



**£385,000**  
**60 Whichers Gate Road**  
Rowlands Castle, PO9 6BB

## PROPERTY SUMMARY

This charming semi-detached period home is in excellent condition and ideally located less than a mile from the village green. Inside, there's an open-plan living space with a spacious lounge and dining area featuring a cosy log burner, a modern kitchen with a fitted cooker and hob that flows into the conservatory and a ground-floor bathroom. Upstairs, you'll find three generously sized bedrooms, including a master with en-suite. Outside, there's a large southerly facing garden with outbuildings and a Summer House and open rural views. Viewing is highly recommended.

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## **ENTRANCE**

**DINING ROOM 12' 0" x 9' 6" (3.66m x 2.9m)**

**LOUNGE 12' x 12' (3.66m x 3.66m)**

**KITCHEN 18' 1" x 12' (5.51m x 3.66m)**

**CONSERVATORY 15' 4" x 9' 5" (4.67m x 2.87m)**

**BATHROOM 8' 3" x 5' 1" (2.51m x 1.55m)**

## **LANDING**

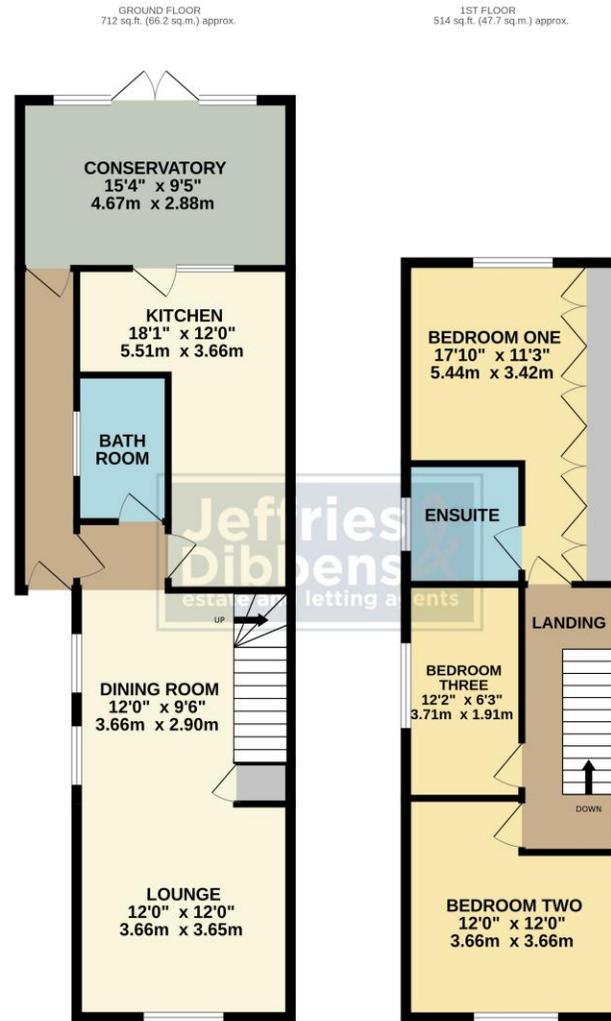
**BEDROOM ONE 17' 10" x 11' 3" (5.44m x 3.43m)**

## **ENSUITE**

**BEDROOM TWO 12' x 12' (3.66m x 3.66m)**

**BEDROOM THREE 12' 2" x 6' 3" (3.71m x 1.91m)**





TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

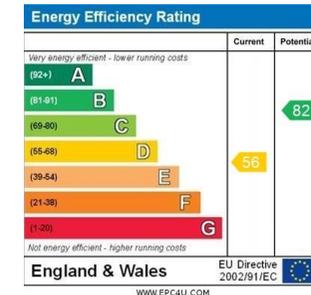
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
East Hampshire District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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.



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