



GUIDE PRICE
£325,000
8 Blackcap Close
Rowlands Castle, PO9 6HD

PROPERTY SUMMARY

Tucked away in this charming cul-de-sac in the sought after village location of Rowlands Castle, this three bedroom family home will make a lovely first time buy or downsize. With a ground floor WC (2024), a modern fitted kitchen and a spacious lounge/diner with doors onto the rear garden. The first floor landing leads to the family bathroom suite (2024) and three well proportioned bedrooms with built in wardrobes to master. Additionally benefitting from a garage in a block nearby. Located just over a half mile walk from the Village Green with its range of shops and eateries as well as a train station, there are also lovely woodland walks close by. An internal viewing is essential to truly appreciate the accommodation on offer, contact us today to arrange your viewing.





HALL

WC

KITCHEN 8' 10" x 8' 5" (2.69m x 2.57m)

LOUNGE/DINER 16' x 15' (4.88m x 4.57m)

LANDING

BEDROOM ONE 12' 5" x 8' 5" (3.78m x 2.57m)

BEDROOM TWO 10' 9" x 8' 5" (3.28m x 2.57m)

BEDROOM THREE 10' x 6' (3.05m x 1.83m)

BATHROOM 7' 9" x 6' (2.36m x 1.83m)

GARAGE 16' 10" x 8' 7" (5.13m x 2.62m)

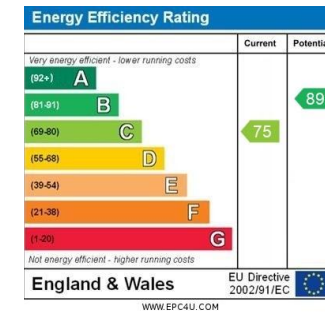


LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

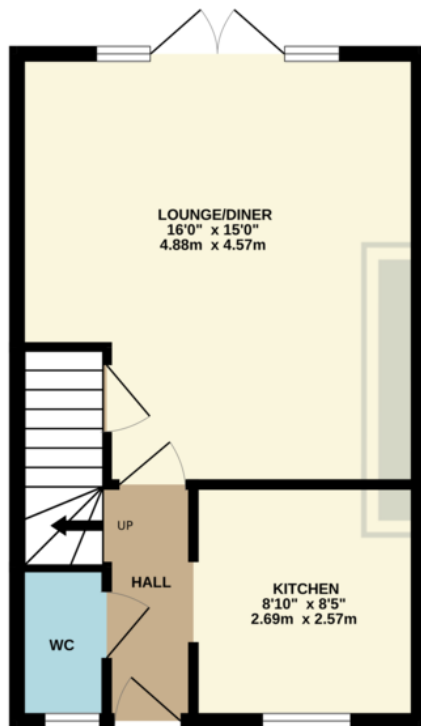
VIEWINGS
By prior appointment only



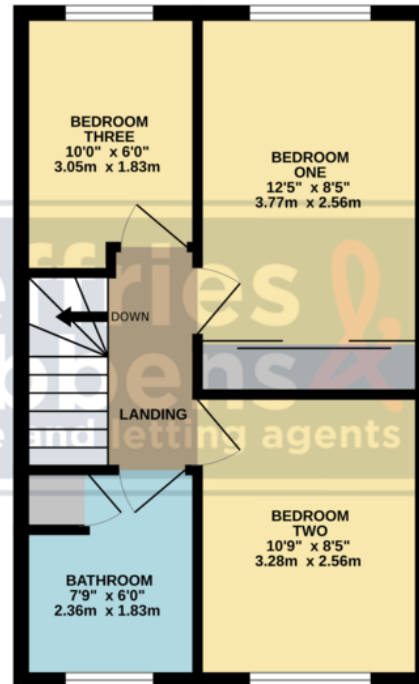
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

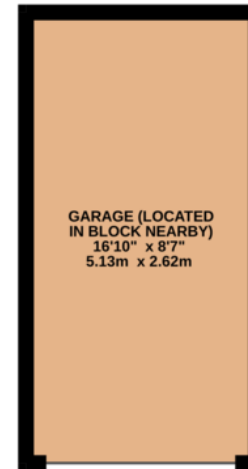
GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



GARAGE
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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