



£319,995
76 Oak Tree Close
Rowlands Castle, PO9 6FB

PROPERTY SUMMARY

This beautifully presented two bedroom semi-detached home situated in this sought-after cul-de-sac in Rowlands Castle, offers bright, private, and modern living throughout. The ground floor features a stylish open-plan fitted integrated kitchen and living space, beautifully enhanced by a feature bay window that floods the room with natural light, alongside a convenient WC and under-stairs storage. Upstairs, the main bedroom also boasts a feature bay window, complemented by a second double bedroom and a contemporary family bathroom suite. A standout feature of this property is the private rear garden, which offers a peaceful space to relax or entertain and benefits from a useful rear gate. The home enjoys an allocated parking space directly to the front as well as a front garden. Located near the South Downs National Park, the village green, eateries, and the train station with direct London links, this home is ideal for first-time buyers. Contact us today to arrange your appointment.





HALLWAY

WC

OPEN PLAN KITCHEN/DINING/LIVING ROOM
17' 7" x 11' 6" (5.36m x 3.51m)

LANDING

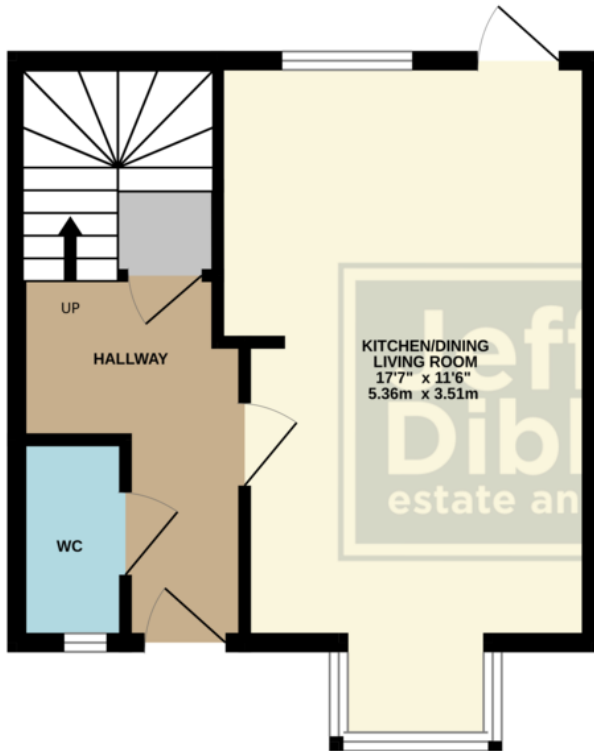
BEDROOM ONE 17' 7" x 9' 10" (5.36m x 3m)

BEDROOM TWO 7' 10" x 7' 9" (2.39m x 2.36m)

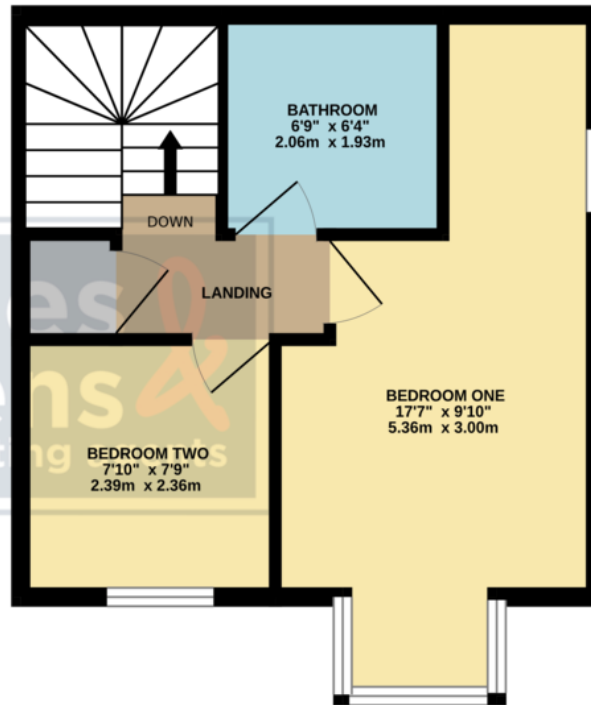
BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m)



GROUND FLOOR



FIRST FLOOR



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 C

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 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.



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