



**£385,000**  
**9 Nightingale Close**  
Rowlands Castle, PO9 6EU

## PROPERTY SUMMARY

Situated in this well regarded cul-de-sac just opposite the Golf Club and approx. 1/2 mile from Rowlands Castle Green with its range of eateries and the Train Station, this three bedroom end terraced family home benefits from a driveway and garage. Accommodation comprising ground floor WC, fitted kitchen, spacious lounge/diner and a lovely conservatory opening out on to the garden. The first floor landing leads to the shower room and three well proportioned bedrooms each with built in storage. Additionally benefitting from a garage with utility room behind and a well maintained rear garden. This is an excellent opportunity to purchase a family home that you can add your own stamp to, contact us today to arrange your internal viewing.

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**HALL**

**WC**

**KITCHEN 8' 10" x 8' 4" (2.69m x 2.54m)**

**SITTING/DINING ROOM 16' x 15' (4.88m x 4.57m)**

**CONSERVATORY 12' 4" x 10' 8" (3.76m x 3.25m)**

**UTILITY ROOM 9' 3" x 8' 10" (2.82m x 2.69m)**

**GARAGE 16' 1" x 9' 1" (4.9m x 2.77m)**

**LANDING**

**BEDROOM ONE 14' 2" x 8' 6" (4.32m x 2.59m)**

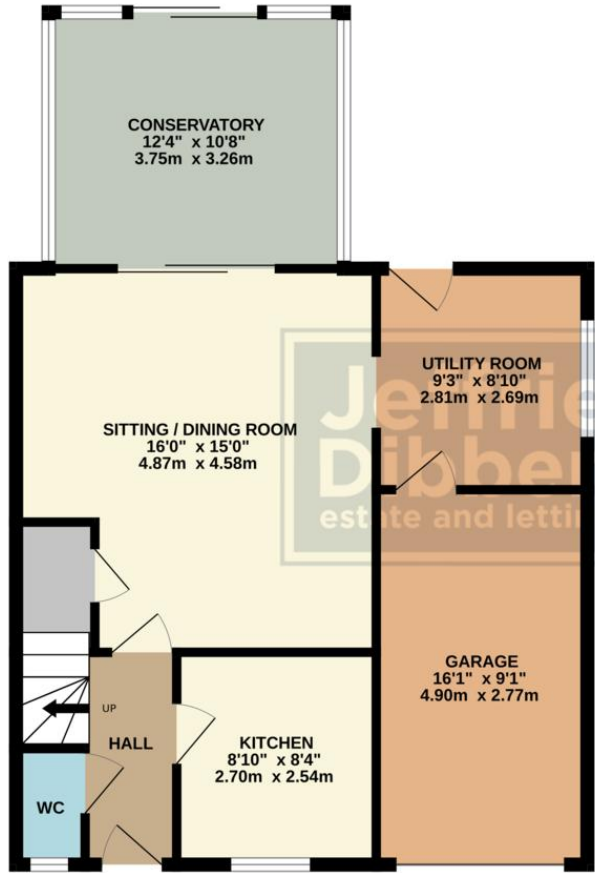
**BEDROOM TWO 10' 10" x 8' 6" (3.3m x 2.59m)**

**BEDROOM THREE 8' 9" x 6' 1" (2.67m x 1.85m)**

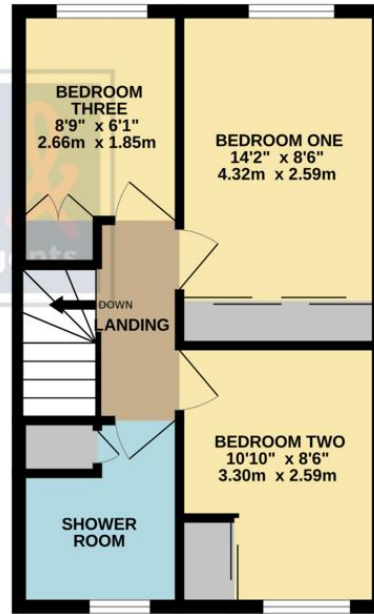
**SHOWER ROOM**



GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



FIRST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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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## LOCAL AUTHORITY

East Hampshire District Council

## TENURE

Freehold

## COUNCIL TAX BAND

Band D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPCAU.COM	

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 &**  
estate and letting agents

## OFFICE ADDRESS

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## CONTACT

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