



Binnington Royce
Estate Agents

BOWES HILL COURT
ROWLANDS CASTLE
PO9 6BS

Bowes Hill Court, Bowes Hill, Rowlands Castle, Hampshire, PO9 6BS

Guide Price- £305,000 – Share of Freehold

Share of freehold. A fantastic opportunity to purchase this beautifully presented, two double bedroom ground floor apartment specifically for residence of 50 years of age and over. This apartment forms a part of an exclusive development comprising of just five properties, located on one of the most sought after roads within the prestigious village of Rowlands Castle. The property is conveniently located just a short stroll to the local amenities and main line train station along with nearby countryside walks.

Entering the property into an L shaped entrance hallway, the hallway offers ample space for hanging coats and storing shoes along with a large airing cupboard housing the boiler. The hallway continues round opening out into a bright open plan living and Kitchen area. The room benefits from double patio doors at each end of the room allowing plenty of natural light into the room. The Kitchen is located at the rear of the property with double patio doors leading out onto a patio and parking areas. The kitchen is modern, with a good range of matching wall and base units, granite worksurfaces including a breakfast bar with space for dining, granite upstands and splash back, inset electric hob with extractor, double wall oven, inset double sink with drainer, integrated fridge/freezer, washing machine and dishwasher. The main reception area is located at the front of the property, it is a generous size with double patio doors leading out onto a large patio/terrace area and the very well maintained communal gardens. The room is neutrally decorated with wooden flooring.

The property boasts two double bedrooms. The principal bedroom is located at the front of the property, the room is sizable and bright with natural décor, wooden flooring and built in wardrobe/closet style storage. The principal bedroom also benefits from double patio doors leading out onto the large patio/terrace and communal gardens. The second bedroom is a double room located at the rear of the property with a rear aspect window and wooden flooring.

The family bathroom is bright and airy with a rear aspect window, modern white bathroom suite with bath, WC, pedestal basin and heated towel rail.

Outside, the property has its own allocated parking space located at the front of the main building, along with a private garden area and garden store in addition to the very well maintained, landscaped communal gardens and grounds.

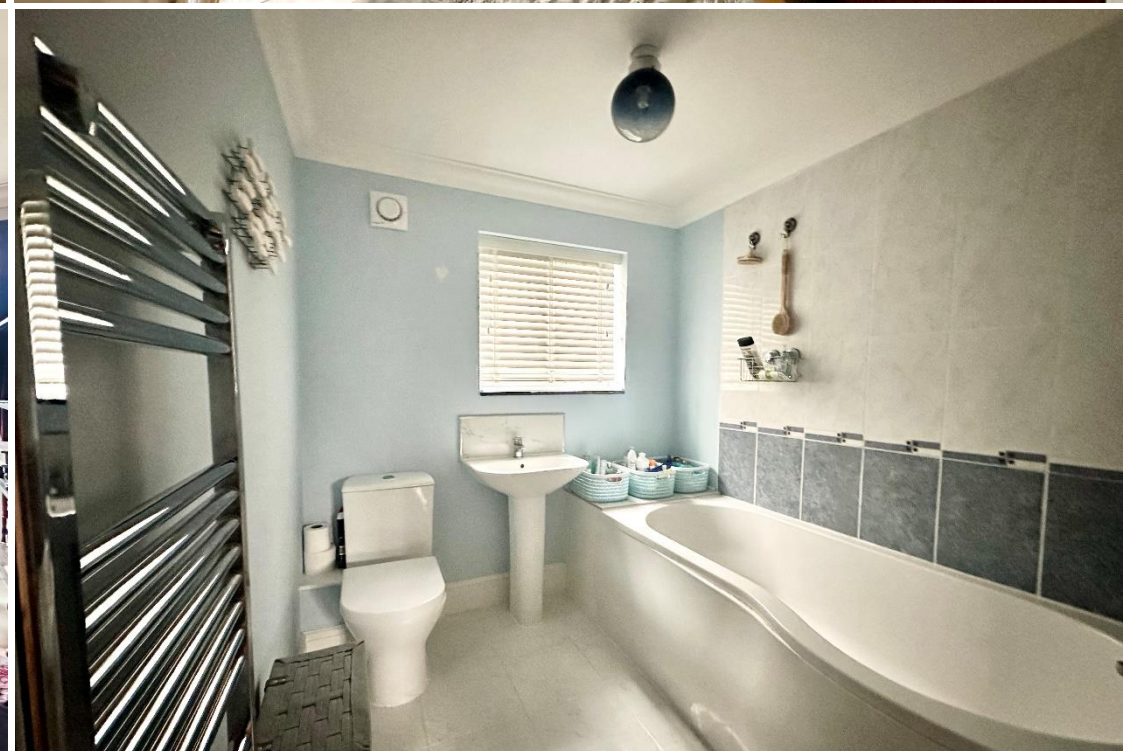
Location: The property is situated in the prestigious village of Rowlands Castle, it lies on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. It is a beautiful traditional village with a village green, Golf Course and Golf Club, several pubs, a lovely café and a few small local shops. It offers excellent transport links, including direct train routes into London Waterloo and Portsmouth.

Long Lease– 988 Year

Service charges available upon request.

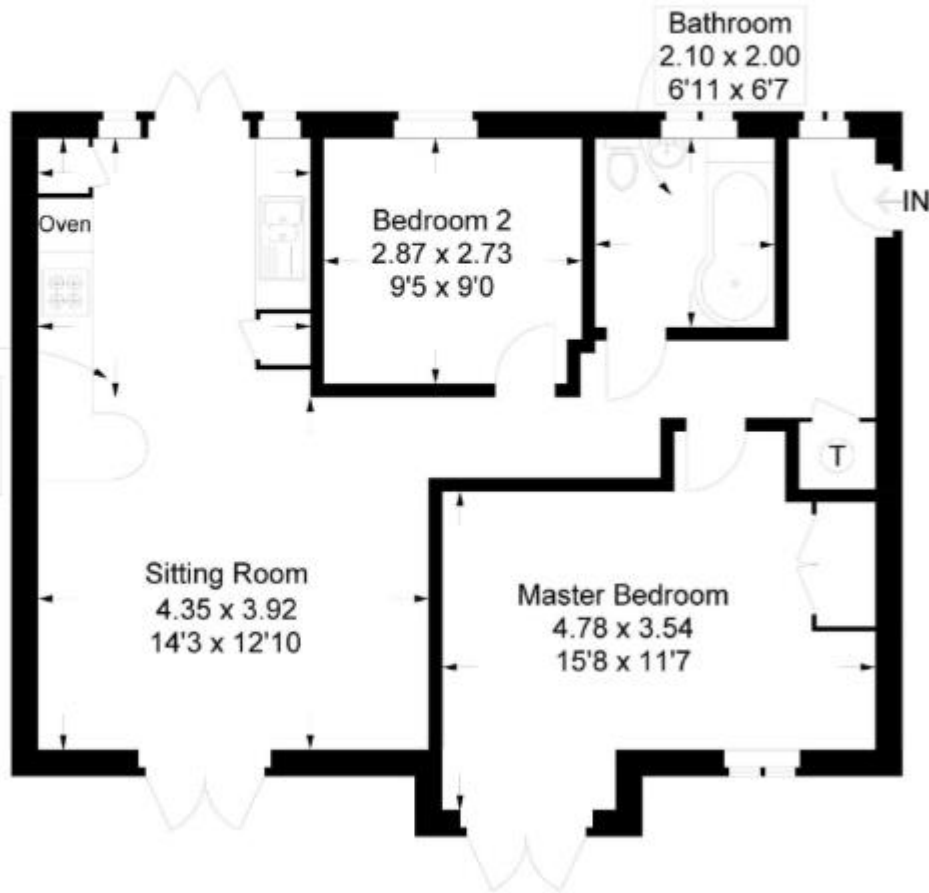








Approximate Gross Internal Area = 35.2 sq m / 379 sq ft



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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