



Binnington Royce
Estate Agents

Redhill Road,
Rowlands Castle,
PO9 6DP

FOR SALE Guide Price £440,000 – Freehold

Location and Setting

This Beautiful 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 (1h 22m) and Portsmouth (22m), also just a five minute drive to the A3 offering a direct driving route into London and the M25.



Outside Space

The property also benefits from a private rear garden, mainly laid to lawn with a seating and alfresco dining area along with a useful garden shed. The gated side access driveway leads to the garden and a car port providing convenient off street parking.

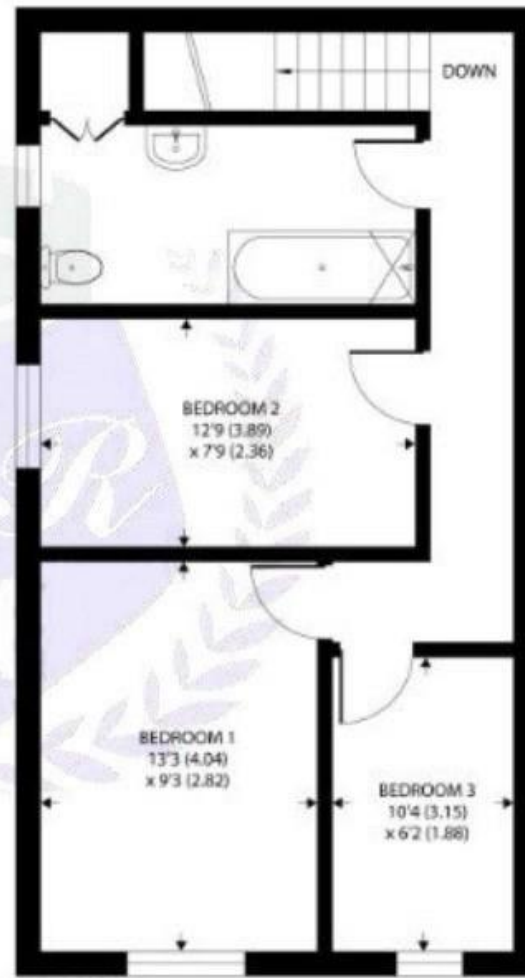
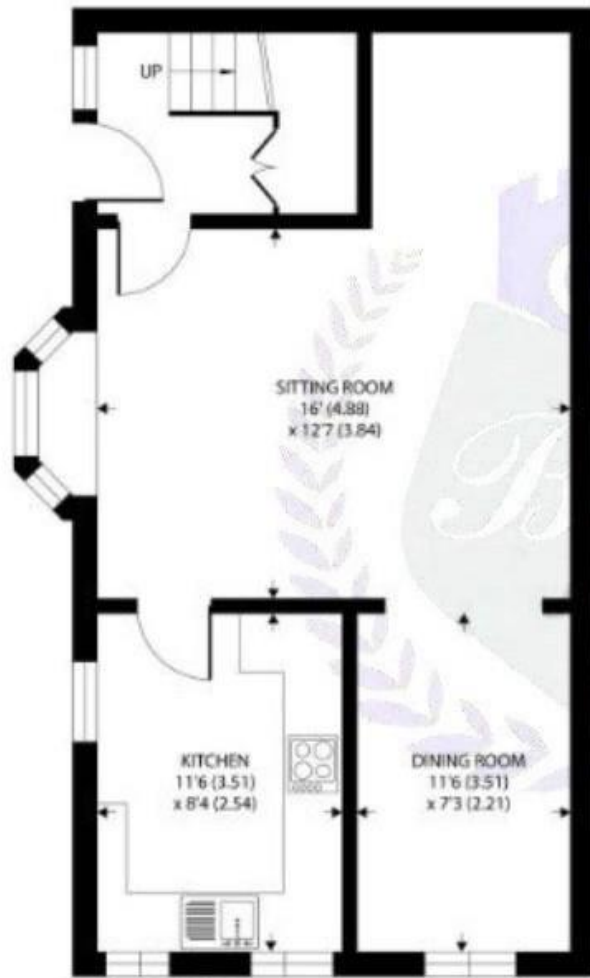


68a Redhill Road

A beautifully presented three bedroom, semi detached home situated in the desirable village of Rowlands Castle, being just a short stroll to the village green, local amenities and train station. The character property built circa 1910 is bright, spacious and well proportioned. The ground floor layout features an entrance hallway, a delightful open plan reception room with both living and dining areas, wooden flooring flows nicely throughout the room along with double aspect windows allowing in plenty of natural light, the front aspect window boasts attractive plantation style shutters. The modern kitchen offers a good range of matching wall and base units with space and plumbing for all appliances and double front aspect windows featuring plantation style shutters. Ascending to the first floor of the property, a landing area leads you to two good sized double bedrooms, a single bedroom that could be utilised as a home office/study if desired and a generously sized family bathroom.







Redhill Road, Rowland's Castle

Approximate Area = 1015 sq ft / 94 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Binnington Royce Estate Agents,

14 The Green, Rowlands Castle, Hampshire, PO9 6BN

Email: Sales@binningtonroyce.co.uk Tel: 02392 983 211 Website: www.binningtonroyce.co.uk