



Binnington Royce
Estate Agents

The Green

Rowlands Castle
PO9 6AB

Location and Setting

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, tennis club, 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 and just a five-minute drive to the A3.



Outside Space

The garden is mainly laid to lawn, with a patio area, garden room and side access.



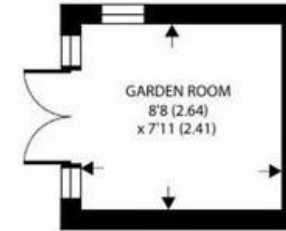
70 The Green

This bright and spacious detached two bedroom bungalow is situated in a prime location enjoying splendid views over the village green in the heart of the highly desirable village of Rowlands Castle. The property is close to the local amenities and offers excellent transport links being just a couple of minutes stroll to the mainline train station, providing direct trains into London, Portsmouth and surrounding areas. The property also benefits from being sold with no onward chain.

The generously proportioned accommodation of 802 square feet does require some modernisation along with the potential for some internal reconfiguration if desired to enhance the properties potential.

The current layout features a sizable front reception room with double aspect windows enjoying village green views and a feature open fireplace. The entrance hall leads round to the second bedroom/study, a family bathroom and the principal bedroom featuring built in wardrobes. At the rear of the property is a spacious kitchen with dining area and a large conservatory with double French doors leading out into the tranquil, private rear garden.





70 The Green, Rowland's Castle

Approximate Area = 802 sq ft / 74.5 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 871 sq ft / 80.9 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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