



70 The Green



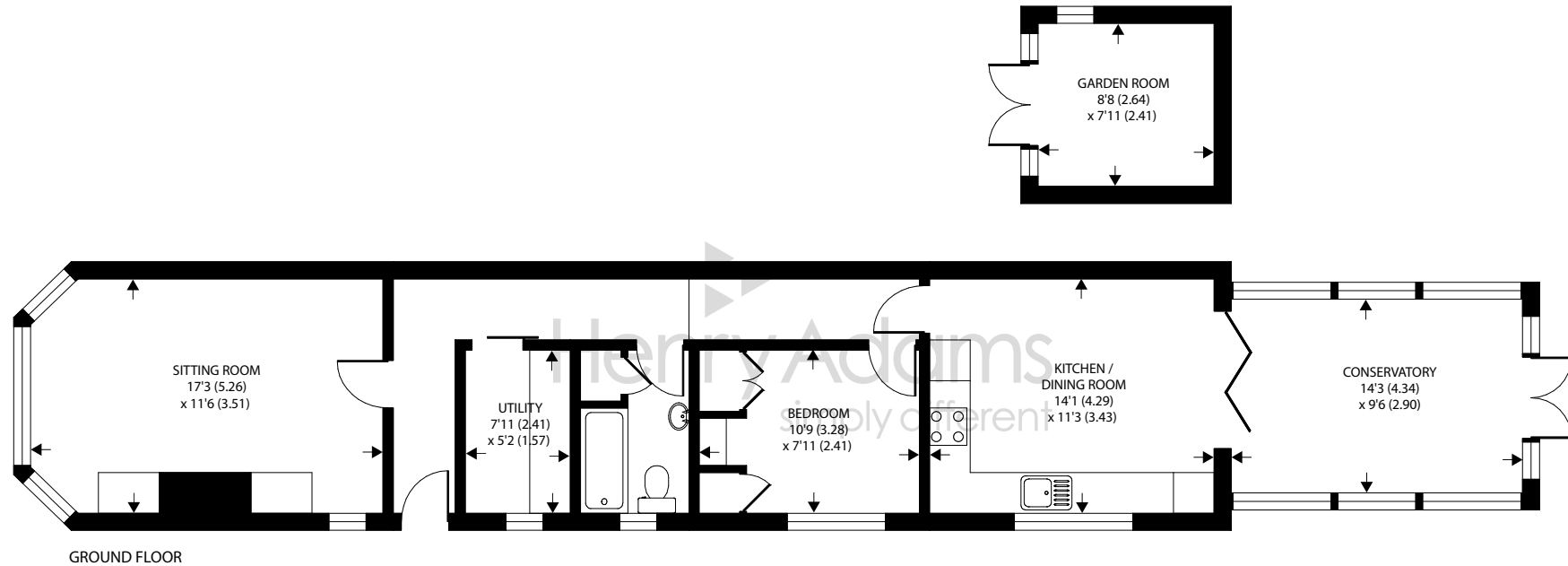
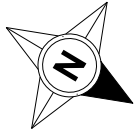
- ▶ Enjoy living in a unique and characterful property
- ▶ Buy with a view to future modernisation
- ▶ Peaceful conservatory with access to and views over the rear garden
- ▶ Relax with the family in the rear garden
- ▶ Stunning location overlooking the village green
- ▶ Relax in the large sitting room with views over the green
- ▶ Take the train from Rowlands Castle station to London
- ▶ Permit free parking outside the property

A unique bungalow situated in an outstanding location overlooking the green in Rowlands Castle. 802 square feet of accommodation offered with no forward chain. Some modernisation is required and possibly some configuration might be preferred.

The current accommodation features a large sitting room to the front of the property with decorative open fireplace. The entrance hall leads round to a study/small bedroom, family bathroom and the main bedroom. To the rear of the property there is a spacious kitchen breakfast room leading on to the large conservatory with doors out to the back garden.

Outside the rear garden is charming, secluded and enclosed. It features an attractive flint wall and studio/art room.





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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2023. Produced for Henry Adams. REF: 1043600

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Located in the picturesque village of Rowlands Castle, close to the renowned golf course, the property is within reach of the station with access to Portsmouth and London Waterloo, and a short walk to Havant Thicket and the Village green. Rowlands Castle is set on the edge of the South Downs in a conservation area and is conveniently positioned between Petersfield with good road links to London, the historic Cathedral city of Chichester with its Festival Theatre and racing at Goodwood and Portsmouth with its maritime links including HMS Victory, the Mary Rose and ferries to the Continent.

25th January 2024

