



8 Kingfisher Close

A three bedroom house with garage and drive situated in a requested location



- ▶ Three Bedroom House
- ▶ Garage and Drive
- ▶ Conservatory
- ▶ Requested Location
- ▶ Light and Spacious
- ▶ Cloakroom
- ▶ Some Modernisation Required
- ▶ Viewing Highly Recommended

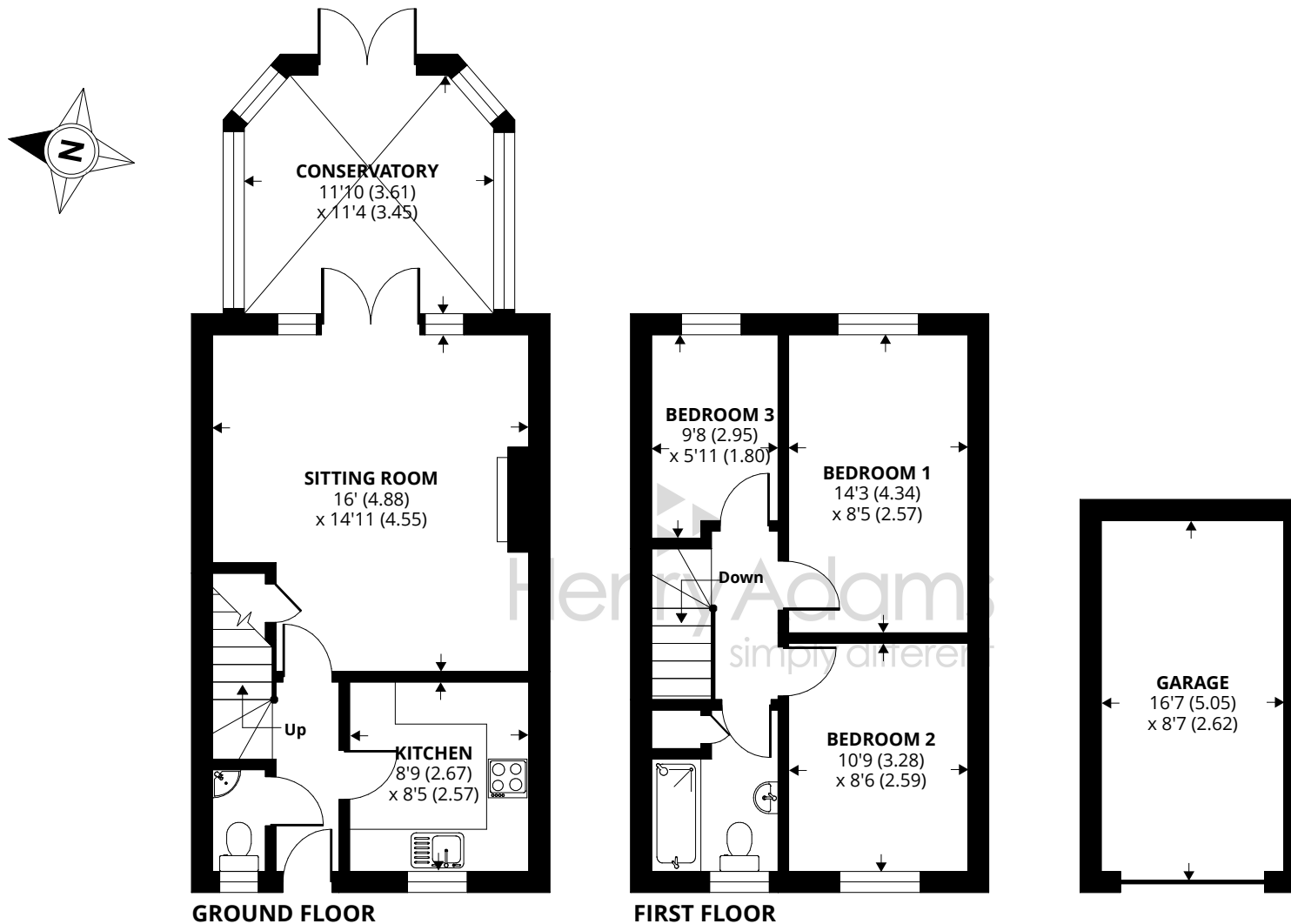
An excellent opportunity to purchase this three bedroom house situated in a requested location.

The kitchen has a matching range of wall and base units offering plenty of storage space. The sitting room is an excellent size and has doors leading out to the conservatory. There is also a cloakroom on the ground floor.

Upstairs consists of three bedrooms with bedroom one and bedroom two benefiting from fitted cupboards. There is also a fully tiled family bathroom.

Outside the garden is low maintenance and consists of a patio area, laid to lawn, flower borders and pedestrian access. To the front there is a drive way and the garage is located to the side of the property.





Kingfisher Close, Rowland's Castle, PO9

Approximate Area = 905 sq ft / 84.1 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1049 sq ft / 97.5 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: 984226

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

The village of Rowlands Castle lies just north of Havant, and straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stanstead estate for walking. This delightful village is a quiet residential haven with a traditional village green, three pubs and shops. It also has a surgery with a pharmacy, all within walking distance. Furthermore, Rowlands Castle has a nursery school and also a primary school. For easy access there are commutable rail links to London Waterloo and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

31st May 2023

