



## 21 Kingfisher Close

A modern three-bedroom semi-detached family home boasting a light and spacious interior.



- ▶ **Garage & parking**
- ▶ **Viewing recommend**
- ▶ **Conservatory with views out to garden**
- ▶ **Modern family bathroom**
- ▶ **Quiet cul-de-sac location**
- ▶ **Low maintenance private garden**

Situated in a quiet cul-de-sac, 21 Kingfisher Close offers a peaceful living environment whilst being conveniently located within easy reach of local amenities.

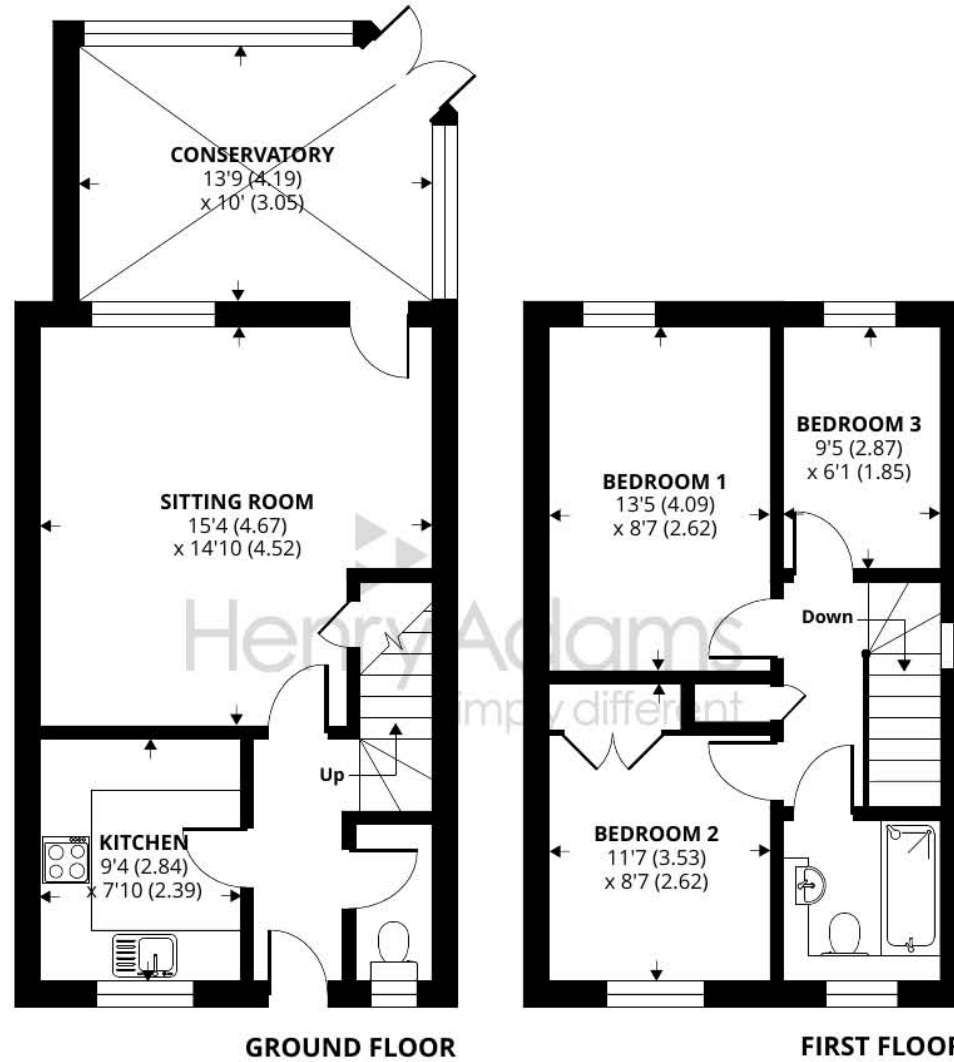
The ground floor of the property features a welcoming entrance hall leading to a generously sized lounge, perfect for relaxation and entertainment. A great addition to the property is the conservatory, offering views of the private garden and bringing an abundance of natural light into the house. Additionally, the fully fitted kitchen provides ample storage and work surface space.

Upstairs, there are three well-proportioned bedrooms, offering comfortable living spaces for the entire family. The modern family bathroom is tastefully designed with contemporary fixtures and fittings, ensuring relaxation and convenience.

One of the key features of this property is its low maintenance private garden, providing a tranquil outdoor space for entertaining friends and family or simply enjoying some quiet time. Furthermore, a garage and parking are available, ensuring convenience for those with vehicles.

This property provides the opportunity of a fantastic investment. Early viewing is highly recommended to fully appreciate all the benefits this wonderful home has to offer.





Approximate Area = 934 sq ft / 86.8 sq m (includes garage)

For identification only - Not to scale



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

Rowland's Castle is a highly sought-after village sat on the western side of the Hampshire/West Sussex border and on the fringe of the South Downs National Park. There are plenty of opportunities for rural pursuits nearby with a golf course, tennis club and the Stansted Estate all within a kilometre of the house. The village train station offers mainline services from Waterloo to Portsmouth Harbour and sits in an elevated position just to the north of the local village shops which include a convenience store, hardware shop, a pharmacy and several pubs. Within a few miles of the property access to London is available via the A3(M). Portsmouth, Southampton and Brighton can be accessed via the A27 and M27, which is approximately 5 miles away.

20th December 2023

