





23 Bowes Hill



- ▶ **Four bedroom Detached Family Home**
- ▶ **Three Reception Rooms**
- ▶ **One of Rowlands Castle most Prestigious Roads**
- ▶ **Situated on a Sustainable Plot**
- ▶ **En-suite**
- ▶ **Garage and Drive with Ample Parking**
- ▶ **No Forward Chain**

We are delighted to present to the market this spacious four bedroom detached house situated on a sustainable plot. Offering an abundance of space and light throughout, the property boasts three reception rooms, providing plenty of room for both relaxation and entertaining. The bedrooms are generously proportioned, with bedroom one boasting its own en-suite bathroom for added convenience.

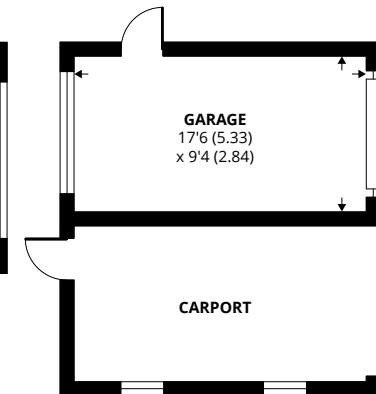
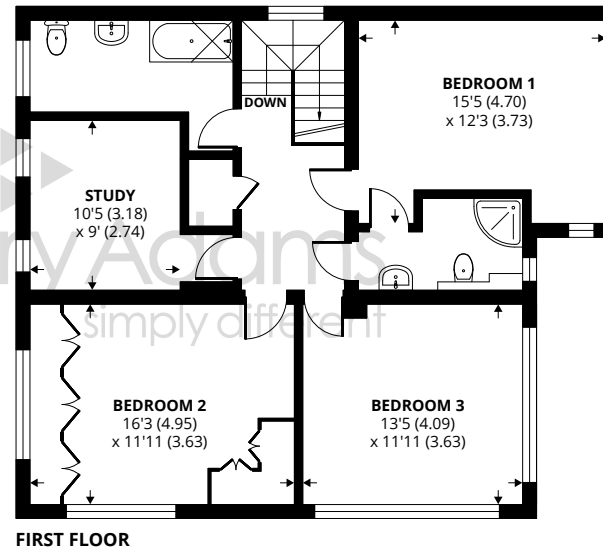
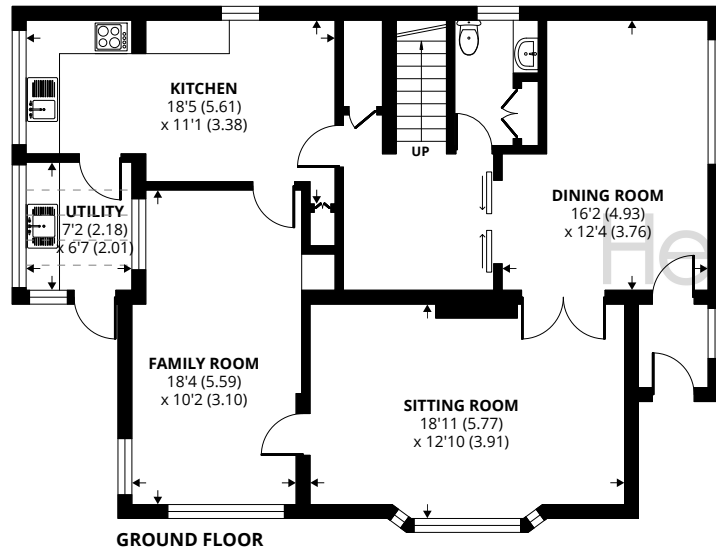
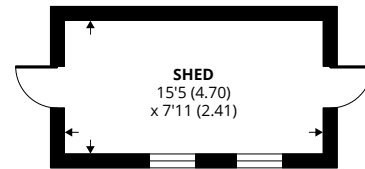
Although the property requires some minor modernisation, it presents a fantastic opportunity for buyers to put their stamp on it and create a home to their exact specifications. Located on one of Rowlands Castle's most prestigious roads, this home is sure to impress even the most discerning of buyers.

Moving outside, the property features a large secure private garden that is perfect for children to play in or for hosting barbeques and summer parties. The garage and extensive driveway offer ample parking space for numerous vehicles.









Bowes Hill, Rowland's Castle, PO9

Approximate Area = 1990 sq ft / 184.8 sq m (excludes carport)

Garage = 163 sq ft / 15.1 sq m

Shed = 124 sq ft / 11.5 sq m

Total = 2277 sq ft / 211.4 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). © nchecom 2024. Produced for Henry Adams. REF: 1070692

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 Stansted estate for walking. This delightful village is a quiet residential haven with a traditional village green, pubs and a selection of shops. 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.

9th January 2024



