



16 The Fairway



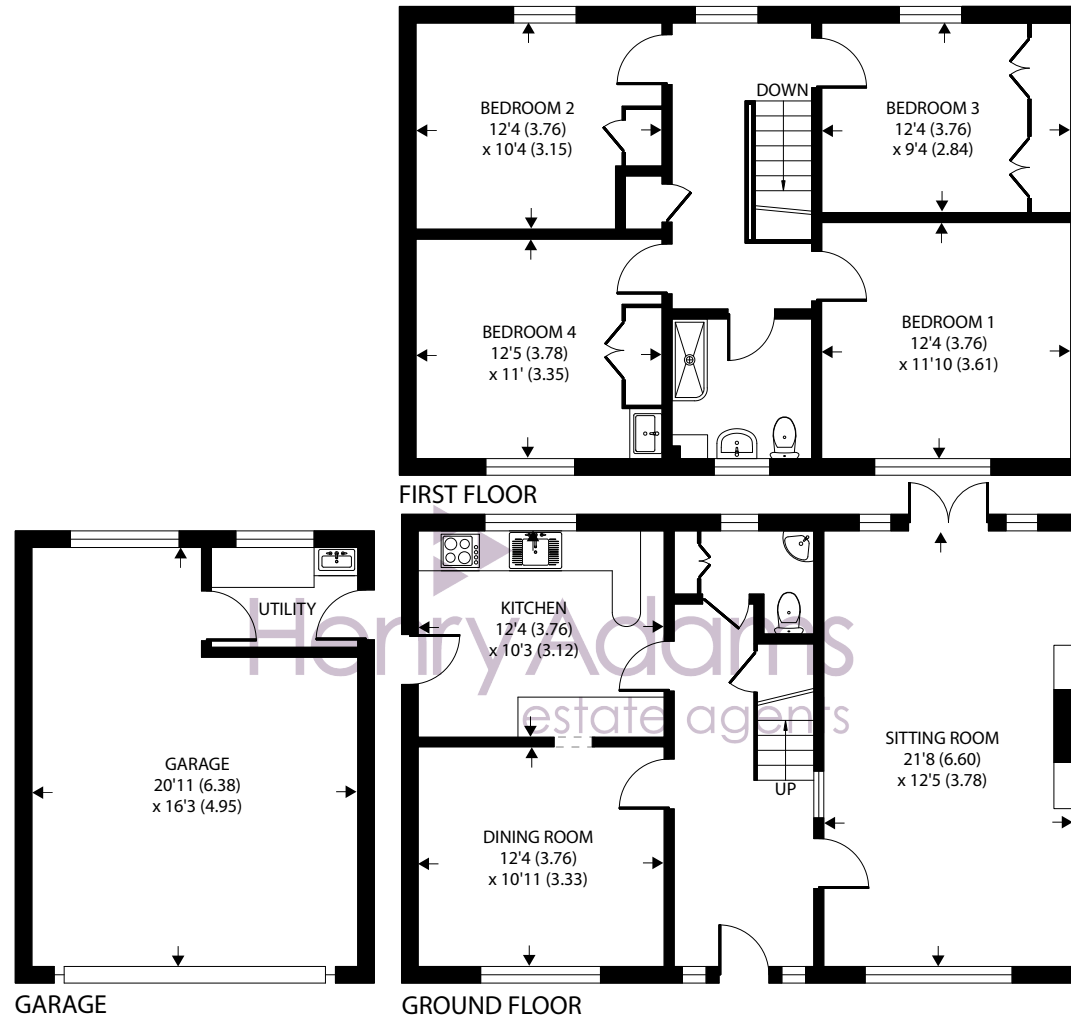
- ▶ **Highly Desirable Location**
- ▶ **Two Reception Rooms**
- ▶ **Secure Private Garden**
- ▶ **No Forward Chain**

- ▶ **Four Bedroom Detached Family Home**
- ▶ **Some Modernisation Required & Potential To Extend STP**
- ▶ **Detached Double Garage & Drive Providing Ample Parking**

Situated in a highly desirable location, this spacious four-bedroom detached family home offers the perfect blend of space and potential. Boasting two reception rooms and spacious double bedrooms, this property is ideal for growing families seeking a new chapter in their lives. While some modernisation is required, this presents an exciting opportunity for the new owners to put their stamp on the property and potentially extend, subject to planning permission. The secure private garden is perfect for children and pets to play in, while the detached double garage and drive provide ample parking for multiple vehicles. With no forward chain, this property is ready for its next owners to move in and start creating new memories.

Outside, the property offers a delightful south-facing secure garden, providing a peaceful oasis for residents to relax and unwind. The detached double garage with drive not only adds to the convenience of parking but also offers additional storage space or potential for a home workshop. Whether it's enjoying a summer barbeque with friends and family or simply soaking in the sunshine with a good book, the outdoor space of this property ensures that all your alfresco living needs are catered for. With a perfect blend of indoor and outdoor living, this property truly encapsulates the essence of modern family living, offering the opportunity to create a home that is both functional and inviting for years to come.





The Fairway, Rowland's Castle, PO9

Approximate Area = 1434 sq ft / 133.2 sq m

Outbuilding = 343 sq ft / 31.8 sq m

Total = 1777 sq ft / 165 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). © n|checon 2024. Produced for Henry Adams. REF: 1183606

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.

17th September 2024

