



Wellsworth Lane Rowlands Castle, PO9

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Wellsworth Lane

Rowlands Castle

PO9

Stunning four bedroom detached house in one of Rowlands Castle's most popular areas.



DESCRIPTION

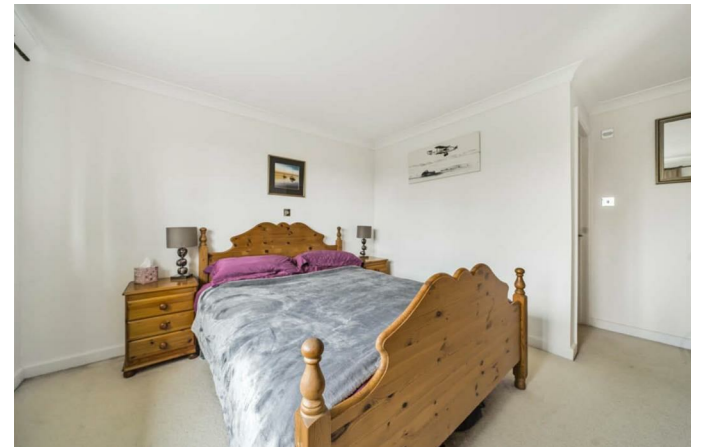
This beautifully presented property offers spacious accommodation throughout, comprising on the ground floor; an inviting entrance hall; guest cloakroom; living room with bay-window, oak flooring and fireplace with log burner; and generous kitchen-dining room, complete with under floor heating, with stylish kitchen units, a work-island and integrated appliances. The delightful south-facing rear garden boasts a patio area, central lawn, mature shrubs, a pond and shed. Back inside, on the first floor a large landing accesses four double bedrooms, two with ensuite bathrooms, two with built-in wardrobes. To the front of the building there's a driveway, and double garage with electric doors.

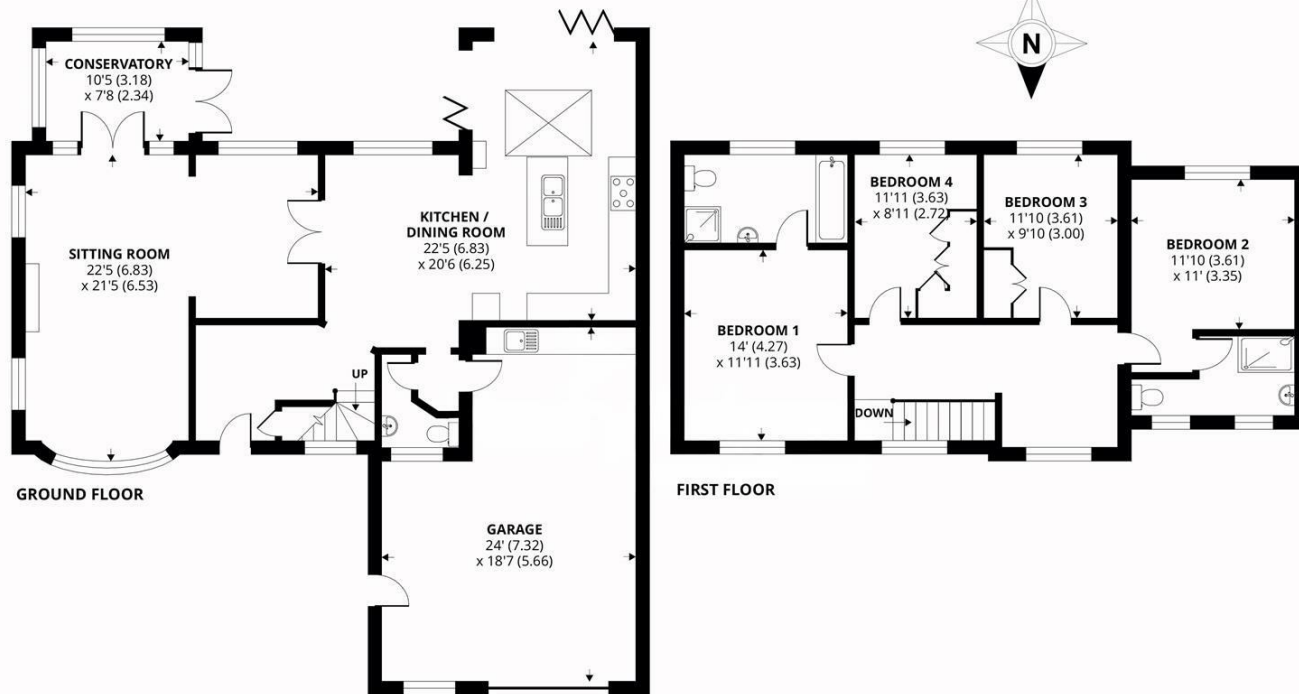
Situated on the West Sussex and Hampshire borders in the South Downs National Park, Rowland's Castle village boasts a golf course, tennis club, local shops and eateries. There is also a mainline rail station for trains to London & Portsmouth.



Freehold

Guide Price £995,000





Wellsworth Lane, Rowland's Castle, PO9

Approximate Area = 1926 sq ft / 178.9 sq m
 Outbuilding = 419 sq ft / 38.9 sq m
 Total = 2345 sq ft / 217.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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n16@nextmove.com
 020 7254 9709
 63-65 Stoke Newington Church Street,
 London N16 0AR

nextmove.com