



Wellsworth Lane Rowland's Castle, PO9

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Wellsworth Lane

Rowland's Castle

PO9

Stunning four bedroom detached house in one of Rowland Castle's most popular streets.



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 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.

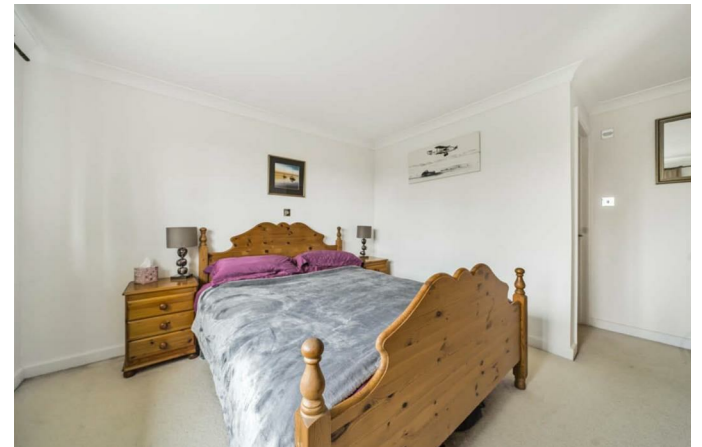
Back inside, on the first floor a large landing accesses four double bedrooms, two with ensuite bathrooms, two with built-in wardrobes. To the front of the building there's a driveway, and double garage with electric doors.

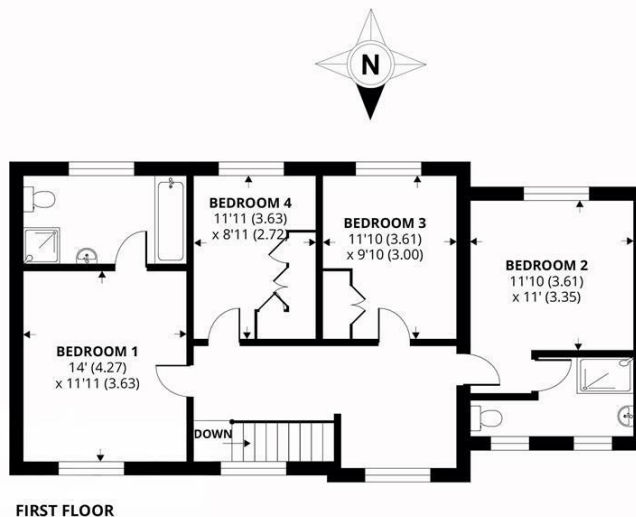
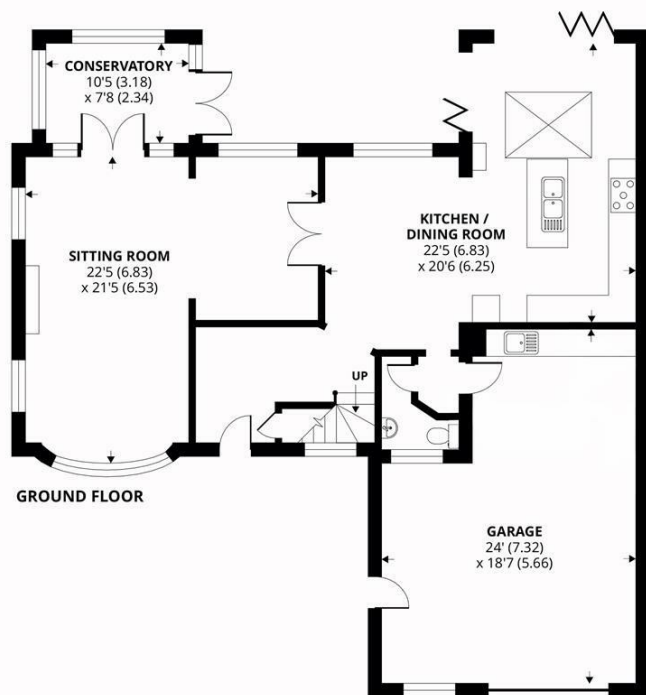
Situated on the West Sussex and Hampshire borders in the South Downs National Park, Rowland's Castle village boasts a golf course, tennis club and local shops and eateries. There is also a mainline rail station for trains to London & Portsmouth.

Freehold

Guide Price £995,000







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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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