





Guide price £315,000

# 58 Redhill Road

Rowlands Castle, PO9 6DF

- CHARACTER PROPERTY
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- EXTENSIVE PRIVATE GARDEN WITH OUTBUILDINGS
- TWO DOUBLE BEDROOMS
- SITTING ROOM WITH LOG BURNER & FEATURE BAY WINDOW
- UTILITY AREA
- WALKING DISTANCE OF LOCAL AMENITIES & TRAIN STATION

This charming and well-presented two double bedroom character home offers light and spacious accommodation, complemented by an impressive rear garden extending over 200ft. Combining period charm with practical modern living, the property enjoys a desirable position within walking distance of the village green, local amenities and train station.



Upon entering, you are welcomed into a hallway that leads through to two well-proportioned reception rooms. The front sitting room provides a cosy yet bright living space, enhanced by a feature bay window and attractive log burner, creating a warm focal point. To the rear, the dining room provides an excellent space for entertaining and family dining, with a conveniently located downstairs shower room situated just off the room. The fitted kitchen provides a range of units and worktop space, with a useful adjoining utility area, adding further practicality to the layout.

Upstairs, the property offers two generous double bedrooms, including an impressive principal bedroom with bay window and feature fireplace, along with a spacious modern 4-piece family bathroom.

Externally, one of the standout features of this home is the extensive private rear garden, stretching to more than 200ft and offering a wonderful outdoor space with seating areas, mature planting and a summer house, ideal for relaxing, hobbies or working from home. A workshop/outbuilding also provides excellent additional storage or workspace.

This delightful character home offers a rare combination of charm, space and a substantial garden, all within easy reach of the heart of the village.

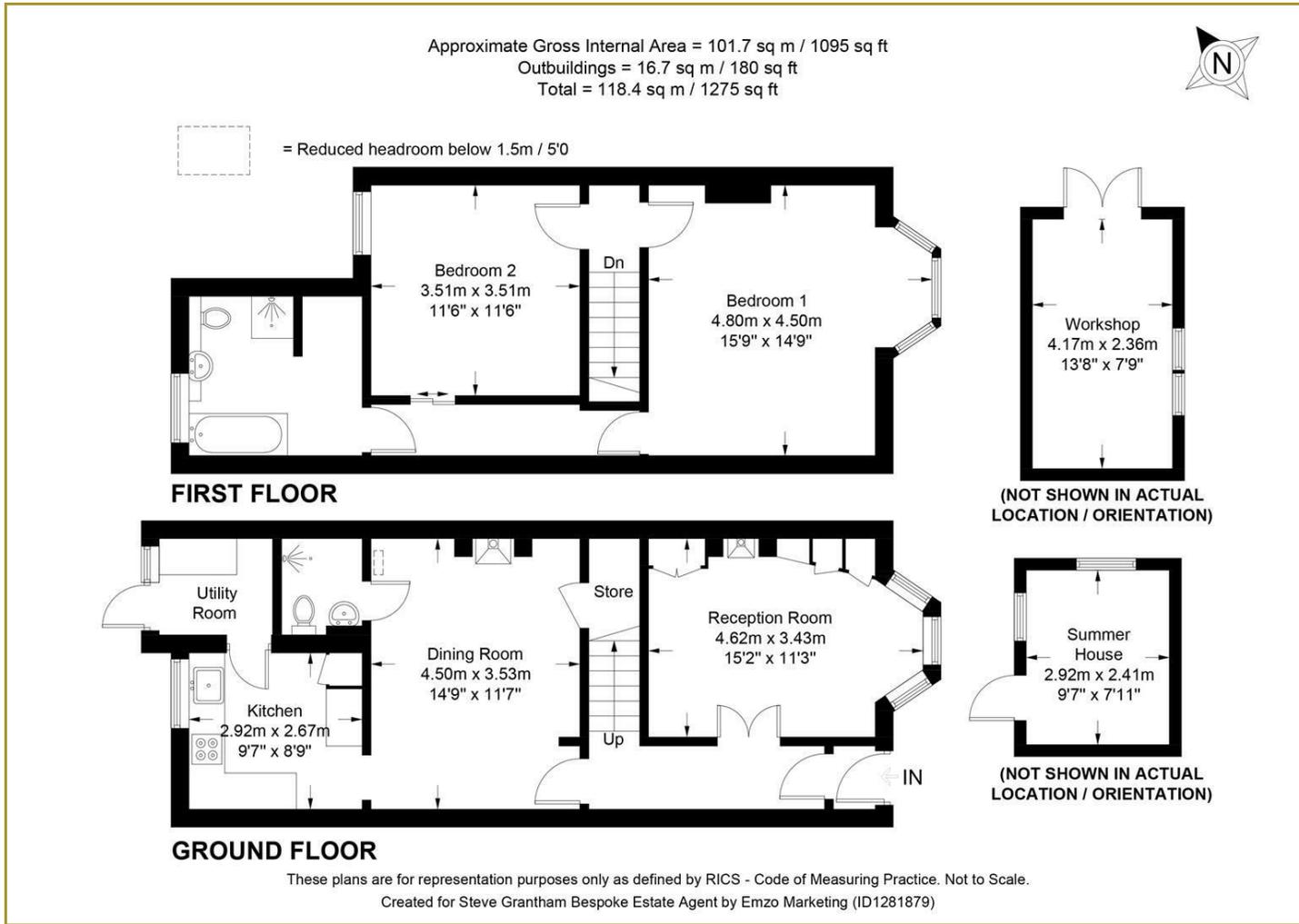
Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



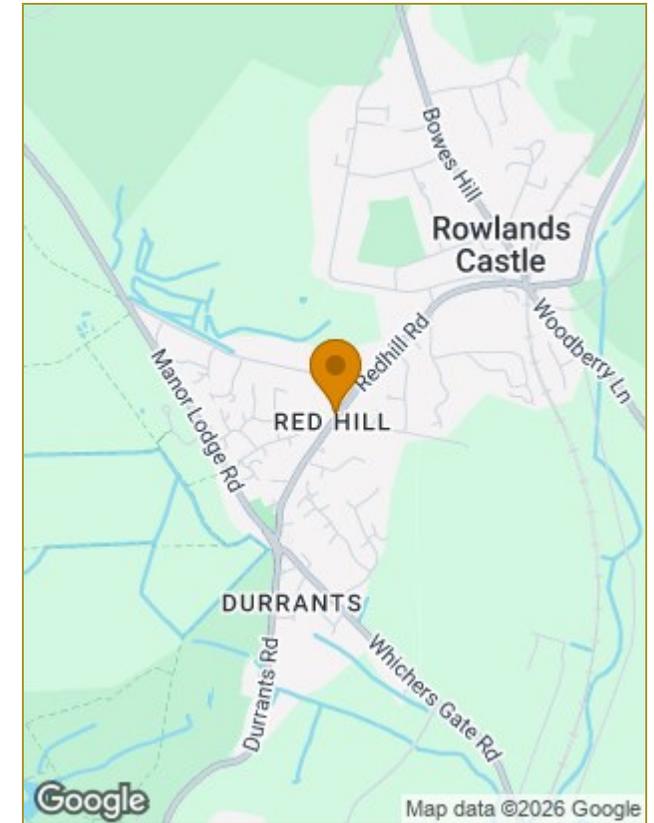




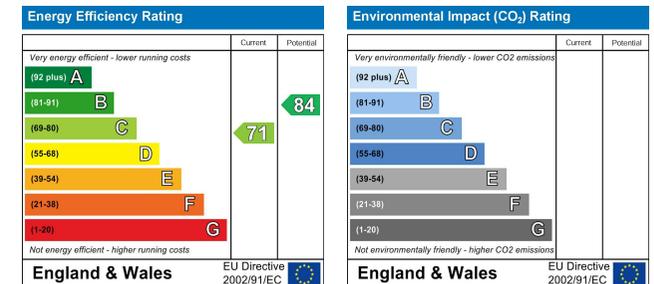
# Floor Plans



# Location Map



# Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.