



### 3 bed detached house to buy in

Bailey Road, Rowlands Castle, Hampshire,  
PO9 6BF

**£475,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Immediate Exchange of Contracts Available
- ✓ Being Sold via a Secure Sale
- ✓ Detached House
- ✓ Three-Double Bedrooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid at £475,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated within the exclusive Forest Gate development by Bargate Homes, this attractive three-bedroom detached home blends traditional design with modern living. Built with knapped flint and rustic brick, the property offers a stylish kitchen/dining room with garden access, a bright sitting room, utility room, and guest cloakroom.

Upstairs features a principal bedroom with fitted wardrobes and en-suite, alongside two further double bedrooms and a family bathroom. The private rear garden backs onto woodland and includes a patio, lawn, detached garage, and tandem driveway. Ideally located in Rowlands Castle, the home is just a short walk from the village green, local amenities, and rail links to London from Rowlands Castle railway station.

The property is being sold as seen via auction, offering a rare chance to acquire a sizeable period residence in this popular coastal location.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £475,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



## Bailey Road, Rowlands Castle

Approximate Area = 1056 sq ft / 98.1 sq m  
 Garage = 174 sq ft / 16.1 sq m  
 Total = 1230 sq ft / 114.2 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1372012

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Bailey Road, Rowlands Castle, Hampshire, PO9 6BF

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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