



Twyners | Haven Road | Rudgwick | RH12 3JG

 **FOWLERS**  
ESTATE AGENTS



# Twyners, Haven Road

Rudgwick | West Sussex | RH12 3JG

£499,950

Set in a peaceful semi-rural position close to Rudgwick, this spacious converted bungalow offers versatile accommodation with excellent potential. Now in need of some updating, it presents an exciting opportunity for modernisation and could suit a variety of lifestyles, including multi-generational living.

The layout is particularly flexible, featuring **three double bedrooms, two reception rooms, two bathrooms and the added benefit of a second kitchen upstairs**, allowing the possibility of independent living on both floors.

Approached via a private driveway with ample parking, the property enjoys gardens to both the front and rear. Additional features include a brick-built entrance porch and a useful timber lean-to/potting shed. All this within easy reach of the amenities of Rudgwick and the surrounding villages.



### Entrance Porch

Brick-built with door leading into:

### Main Hallway

Access to lounge, bedrooms 1 & 2, and staircase to first floor.

### Bedroom One

A spacious double room with fitted wardrobes, radiator and double-glazed window overlooking the rear garden.

### Bedroom Two

Double room with wooden beamed ceiling, understairs cupboard, radiator and double-glazed window to the rear.

### Lounge/Diner

A bright, double-aspect room with window to the front and sliding patio doors to the rear garden. Gas fireplace with hearth and surround. Door to:

### Second Hallway

Leading to kitchen, bathroom, cloakroom and side door to lean-to.

### Kitchen (Ground Floor)

Well-proportioned with stainless steel sink and drainer, base and wall units, generous worktop space and appliance spaces (washing machine, tumble dryer, fridge/freezer, cooker). Double-glazed windows to the front.



### Bathroom (Ground Floor)

Panelled bath with shower over and screen, recessed cupboard, wash basin, radiator, and window.

### Separate WC

With radiator, support handles and window.

### Timber-Framed Lean-to

Providing access to the front and rear gardens. Ideal as a potting shed.

### First Floor

### Bedroom Three

Double room with fitted wardrobe, radiator and window overlooking the rear garden and countryside beyond.

### Second Lounge

With double-glazed window, radiator and two storage cupboards.

### Second Kitchen

Fitted with stainless steel sink and drainer, integrated electric oven and hob, base and wall units, generous worktop space and window with garden and countryside views.

### Bathroom

Panelled bath, WC, pedestal sink, radiator and window.

### Outside

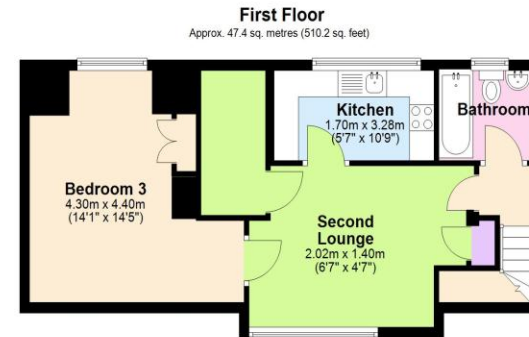
### Front Garden

Private gated driveway, generous lawn, mature shrubs and fenced boundary.

### Rear Garden

Secluded garden with patio, lawn, mature borders, two timber sheds and side access to the front.

**EPC RATING = C**  
**COUNCIL TAX = E**



Total area: approx. 137.2 sq. metres (1476.4 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



*"We'll make you  
feel at home..."*

Managing Director:  
Marcel Hoad



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