




{ BOB LANE TWINEHAM RH17
£8,000 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Bob Lane Twineham RH17

£8,000 Per Month
Unfurnished

 5 Bedrooms
 4 Bathrooms
 3 Receptions

Features

- Air Source Heat Pump, - SPV Solar Panels, - March Ensign Sewage Treatment Plant, - Underfloor Heating, - Virtual Tour Available upon Request, - Extensive further details available

Council Tax

Council tax band not specified

Hamptons
64 West Street
Horsham, RH12 1PL
01403 254877
horshamlettings@hamptons.co.uk
www.hamptons.co.uk

{ CONTEMPORARY METICULOUSLY DESIGNED HOUSES IN A GATED DEVELOPMENT

The Property

Discover the epitome of modern luxury living at Twineham Grange Farm with spectacular open plan living the spacious open plan living and dining area, where natural light pours in through expansive windows floor to ceiling doors. The kitchen is a focal point of these homes an island unit with a breakfast bar, and a separate pantry room for dry goods provide ample space for culinary creativity. a utility/laundry/boot room with external access, complete with a dog/boot wash, adds practicality to your daily life. With 4/5 bedrooms, including a ground floor guest suite, these homes are meticulously designed to exceed your every expectation. Some rooms feature pocket doors, and all bathrooms and en-suites boast tiling and sanitaryware from porcelanosa. the flooring is a masterpiece in itself, with tiled entrance halls, bathrooms, and en-suites featuring bottega caliza. Upstairs, the first-floor bedroom suites offer luxury beyond compare. fitted wardrobes by design interiors, en-suite bathrooms, and sliding doors onto a balcony create an oasis of tranquility. The bathrooms & en-suites boast the lexington maple wall tile, a unique ceramic tile containing wood grains within the glaze to mimic a real wood.

Location

Twineham is a charming village in the heart of West Sussex, surrounded by picturesque countryside and steeped in history. Located in the Low Weald, it lies just west of Burgess Hill and a short distance from the stunning South Downs National Park. The village is well-connected, with Haywards Heath approximately 6

miles to the east and Brighton just 12 miles south, offering excellent shopping, dining, and leisure facilities. The nearby towns provide a range of amenities, including supermarkets, independent shops, and well-regarded schools, both state and private. The surrounding countryside is rich in natural beauty, with scenic walking routes and bridleways linking Twineham to neighbouring villages and the wider Sussex landscape. The River Adur flows nearby, adding to the area's rural charm.



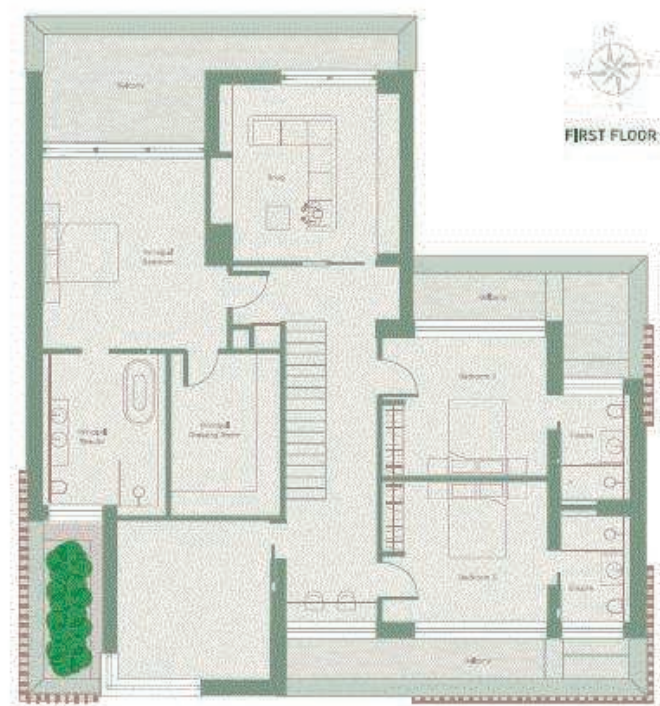


| GROUND FLOOR | METRES | FEET |
|---------------------------------|--------------|---------------|
| Open Plan Living/Dining/Kitchen | 12.52 x 9.32 | 41'1" x 30'7" |
| Guest Bedroom | 4.27 x 4.32 | 14'0" x 14'2" |
| Guest Ensuite | 3.17 x 1.78 | 10'5" x 5'10" |
| Utility Room | 4.01 x 2.87 | 13'2" x 9'5" |
| Store | 3.48 x 1.14 | 11'5" x 3'9" |
| Plant Room | 1.28 x 1.73 | 5'10" x 5'8" |

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.



| FIRST FLOOR | METRES | FEET |
|----------------------------|------------------|--------------------|
| Principal Bedroom | 5.54 x 4.40 | 18'2" x 15'1" |
| Principal Dressing Room | 4.11 x 2.77 | 13'6" x 9'1" |
| Principal En-Suite | 3.84 x 3.05 | 12'7" x 10'0" |
| Snug | 4.80 x 4.70 | 15'9" x 15'5" |
| Bedroom Two | 4.34 x 4.01 | 14'3" x 13'2" |
| Bedroom Two En-Suite | 2.84 x 1.75 | 9'4" x 5'9" |
| Bedroom Three | 4.29 x 3.73 | 14'1" x 12'3" |
| Bedroom Three En-Suite | 2.90 x 1.78 | 9'6" x 5'10" |
| Playroom/Office | 4.11 x 4.01 | 13'6" x 13'2" |
| TOTAL INTERNAL AREA | 333.5 SQM | 3,590 SQ FT |

Measured by IDC's Certified Property Measure

