



**Downsview, Bob Lane
Twineham, West Sussex, RH17 5NH
Guide Price £650,000 Freehold**

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ESTATE AGENTS

A Semi Detached Two Bedroom Property Situated in the Hamlet of Twineham with Countryside Views, and has Great Potential of Extending the Accommodation. The Property Further Benefits from a Double Garage, Large Driveway, Very Large Rear Garden and No On-Going Chain.

Situation

The property is situated in Twineham within a short drive of the A23 affording easy access to Gatwick, Brighton and the national motorway network. Hassocks with its excellent mainline station to London (55 mins) is about 10 minutes drive whilst the bustling village of Henfield is a couple of miles drive with its vibrant community with a High Street of shops and inns together with churches, library, leisure centre, medical centre and primary school. Mainline stations are also available at Burgess Hill, Haywards Heath and Brighton. There are a number of popular private schools within easy reach such as Hurstpierpoint College, Burgess Hill School For Girls and Lancing College. Theatres are available at Brighton and Chichester whilst there are excellent sporting and recreational facilities in the area including golf at Singing Hills, the Dyke and Mannings Heath, show jumping at Hickstead, racing at Goodwood, Brighton, Plumpton and Fontwell, whilst the South Downs National Park provides many miles of beautiful walks and bridle paths. The coast is about 8 miles distant.

Description

The accommodation comprises entrance, entrance hall with stairs rising to the first floor. Bright dual aspect living room with working fireplace, and second further reception room also benefitting from dual aspect windows. Large kitchen with access to downstairs cloakroom, store and door leading to the rear garden.

Upstairs on the first floor are two double bedrooms. Bedroom one with dual aspect, double fitted wardrobes and storage cupboard and bedroom two also benefitting from storage cupboard. Family bathroom with both bath and separate shower unit.

Outside the property has a detached double garage, large private driveway with parking for multiple vehicles. Front garden laid to lawn. Extremely large side and rear garden with beautiful views over the adjoining countryside.

Agents Note

Oil fired central heating and part double glazing.

Property Misdescription Act 1991

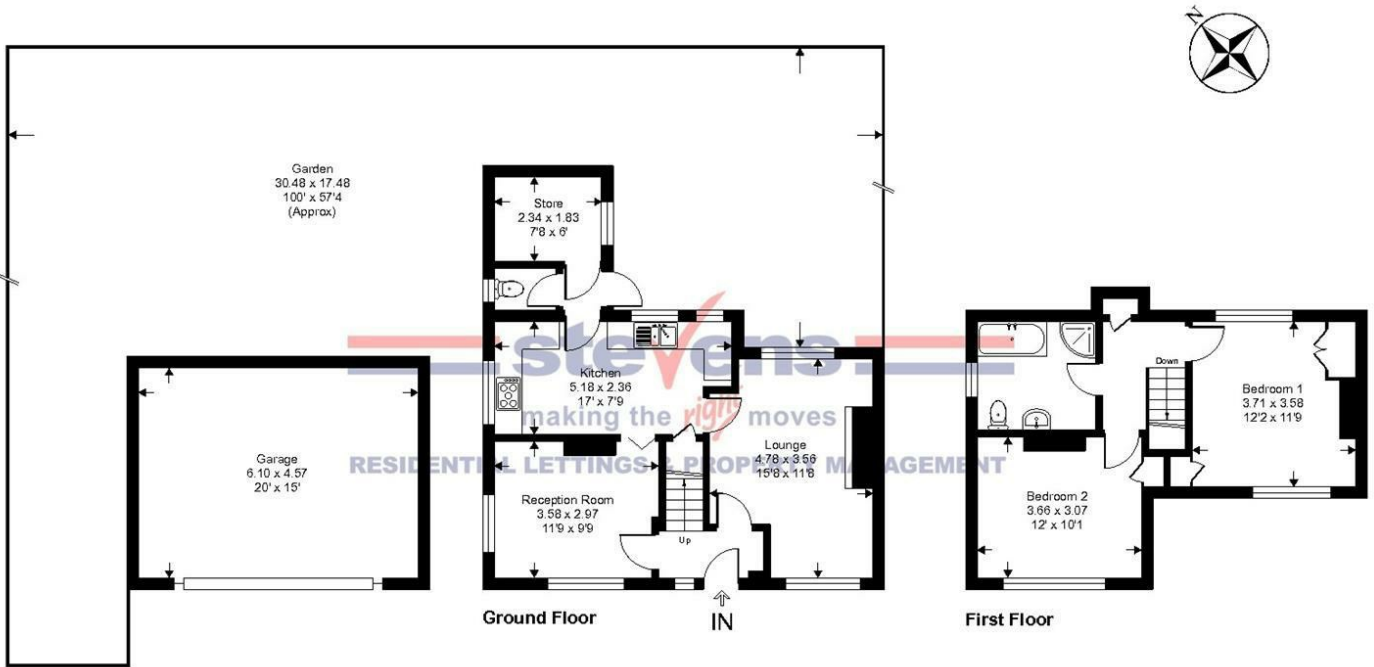
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





Bobs Lane, RH17
Approximate Gross Internal Area = 88.2 sq m / 950 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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