



Nightingales

Bob Lane, Twineham, Haywards Heath, West Sussex, RH17 5NH



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Nightingales

An impressive four-bedroom family home, situated on a mature plot of 1.63 acres, with detached garage and workshop. Beautifully located in the countryside with stunning views across the South Downs yet a short distance of the town of Haywards Heath. NO CHAIN.

- FOUR BEDROOMS
- KITCHEN/DINING ROOM & UTILITY
- TWO RECEPTION ROOMS
- WORKSHOP WITH HOME OFFICE
- DOUBLE GARAGE WITH GAMES ROOM
- RURAL LOCATION WITH COUNTRYSIDE VIEWS



This rarely available, characterful property, with many original features, is set in a fabulous rural location, surrounded by countryside and views of the South Downs. The front porch leads into the welcoming hallway with access to the stairwell, study/snug, sitting room, kitchen/dining room, and downstairs cloakroom.

The dual aspect study/snug has a useful nook in the original chimney stack and is perfect for those now working from home. This room links to the sitting room with bay window and fireplace with brick surround and wood-burner. The kitchen/dining room is a particularly lovely and bright space with double doors leading out to the garden. The kitchen has been fitted with a variety of shaker-style units with wood effect worktops and finished with a feature corner sink with mixer tap. Appliances include two split-level ovens, induction hob with extractor over and space for a fridge/freezer and dishwasher. The utility room provides space and plumbing for a washing machine & tumble dryer.

The central stairwell leads to the first-floor landing with access to all four bedrooms, airing cupboard and family bathroom. Bedroom one benefits from built-in wardrobes and an en-suite shower room. All of the bedrooms have lovely views across open countryside.



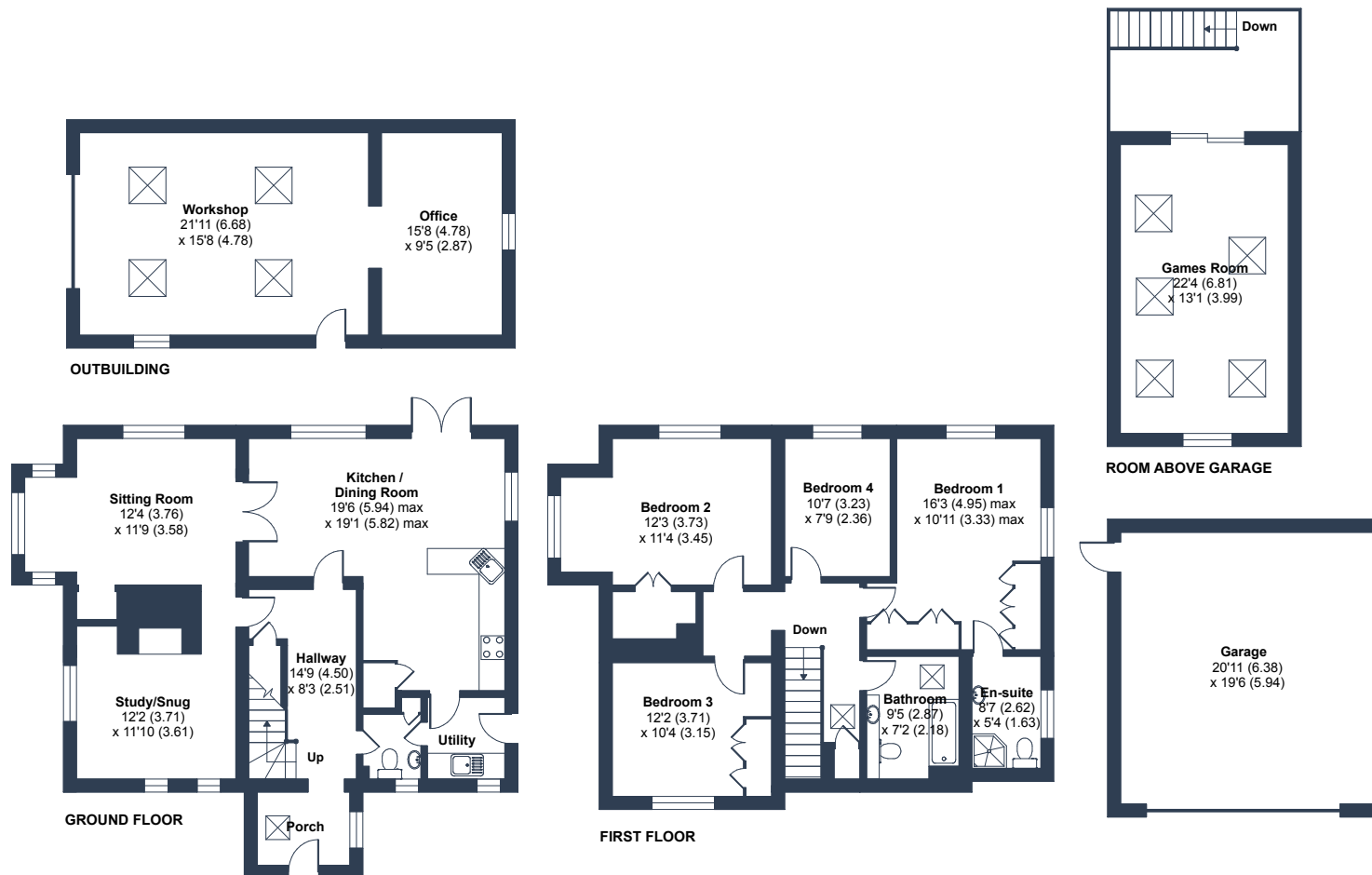
OUTSIDE

Set on a stunning plot of around 1.63 acres, this home has a lovely rural feel. The property is approached via a horseshoe driveway leading to the detached garage with a games room over, power and lighting. To the rear of the garden is the substantial wood built workshop with vehicular access, power and lighting.

Twineham is a village and civil parish in the Mid Sussex District of West Sussex, England. It is located around 5 miles to the west of Burgess Hill and around 7 miles to the east of Haywards Heath. The village centre comprises an old parish church, a flint-walled primary school, a few cottages and houses and glimpses of the slow-moving River Adur.

Agents Note: There is a 20 year overage clause on the paddock dated from 2014.





Approximate Area = 2153 sq ft / 200 sq m

Outbuilding = 511 sq ft / 47.4 sq m

Garage = 409 sq ft / 37.9 sq m

Total = 3073 sq ft / 285.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex Harvey Estate Agents. REF: 877247

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, solar panels, oil, water, and private drainage are currently connected to the property. Council Tax Band C, however this could be subject to change. EPC - D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**



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