



42 Downsview, Small Dole, Small  
Dole, West Sussex, BN5 9YB



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TOWN & COUNTRY ESTATE AGENTS

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# 42 Downsview, Small Dole, Small Dole, West Sussex, BN5 9YB

**£350,000**

Description:

This spacious home offers incredible accommodation at an affordable price. The property comes to the market for the first time since its construction in 1967 and whilst general modernisation is required it 'ticks a lot of boxes' for the growing family. There is a lounge with wood burning stove and the original kitchen dining room leads into an extension providing an extra family area or dining room and there is also a useful workshop attached to the house. Upstairs there are 5 bedrooms and a bathroom/WC. The rear bedrooms enjoy stunning views over open fields towards the Downs.

Externally, there is a lawned rear garden which backs onto open fields, an enclosed front garden and both an integral garage and further garage immediately adjacent on the end of a compound. This home offers amazing potential and should be viewed at the earliest opportunity.

An Extended Semi Detached Family Home With 5 Bedrooms & 2 Garages Offering Considerable Scope For Modernisation, In Village Cul-De-Sac & With Stunning Downland Views To The Rear.



Total Area: Excluding Garage and Garden Store 109.1 m<sup>2</sup> ... 1174 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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**AGENTS NOTE:** Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.  
**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
		<b>40</b>	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>20</b>	<b>58</b>