



**Henfield Road, Small Dole**

Guide Price **£700,000**





**Property Type:** Land

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** A

- Scope To Build (Stnpc)
- Wealth Of Off Road Parking
- Two Bedroom Detached Static Home
- Situated Within The Heart Of The West Sussex Countryside
- South Downs National Park
- Inspection Is Must

We are delighted to offer for sale this unique and rare opportunity to acquire approximately 4 acres of land situated within the heart of the West Sussex Countryside







Small Dole is a village in the Horsham District of West Sussex. It lies on the A2037 two miles south of Henfield. In the late 1970s the Church of England altered its ecclesiastical parish boundaries, transferring Small Dole from the parish of Upper Beeding to the parish of Henfield. It is a fairly affluent area with a sense of community.

A small rural community in the heart of the West Sussex countryside closely associated with and partly within the South Downs National Park. The village setting is much valued, set within farmland, ancient woodland, nature reserves, and the historic common. It includes Oreham Common and the listed Woods Mill, (Sussex Wildlife Trust) and a Scout campsite. Green spaces, including high quality agricultural land within and on the western side of the village are protected as an important amenity for the community, for walking the South Downs and surrounding area and for providing habitats for significant flora and fauna including some less common species.

The larger easily accessible towns and villages surrounding the area, such as Henfield, Steyning and Upper Beeding, support the village of Small Dole with all the facilities and requirements it needs. Small Dole relies on the schools, medical centres and leisure facilities provided in these neighbouring areas.

Shoreham by sea with its mainline station, river walks and access to the beach is approximately 7miles to the South.

Raised decked area leading to pvcu double glazed front door through to:-

**ENTRANCE HALL** Comprising coving, cupboard with slatted shelving.

**DOUBLE ASPECT OPEN PLAN LOUNGE/ KITCHEN/DINING ROOM** South, East and West aspect. Comprising four pvcu double glazed windows, work surfaces with cupboards below and matching eye level cupboards, inset single drainer sink unit with mixer tap, part tiled splashbacks, space for oven/cooker, fitted duel fuel burner with brick built surround, coving, matching integrated fridge/freezer.

**BEDROOM ONE** North aspect. Comprising pvcu double glazed window.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed window.

**BATHROOM** West aspect. Comprising obscure glass pvcu double glazed window, panel enclosed bath having a Triton electric shower over, pedestal hand wash basin, low flush wc, coving, extractor fan.

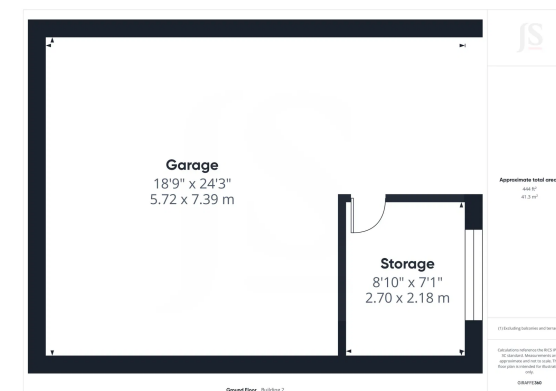
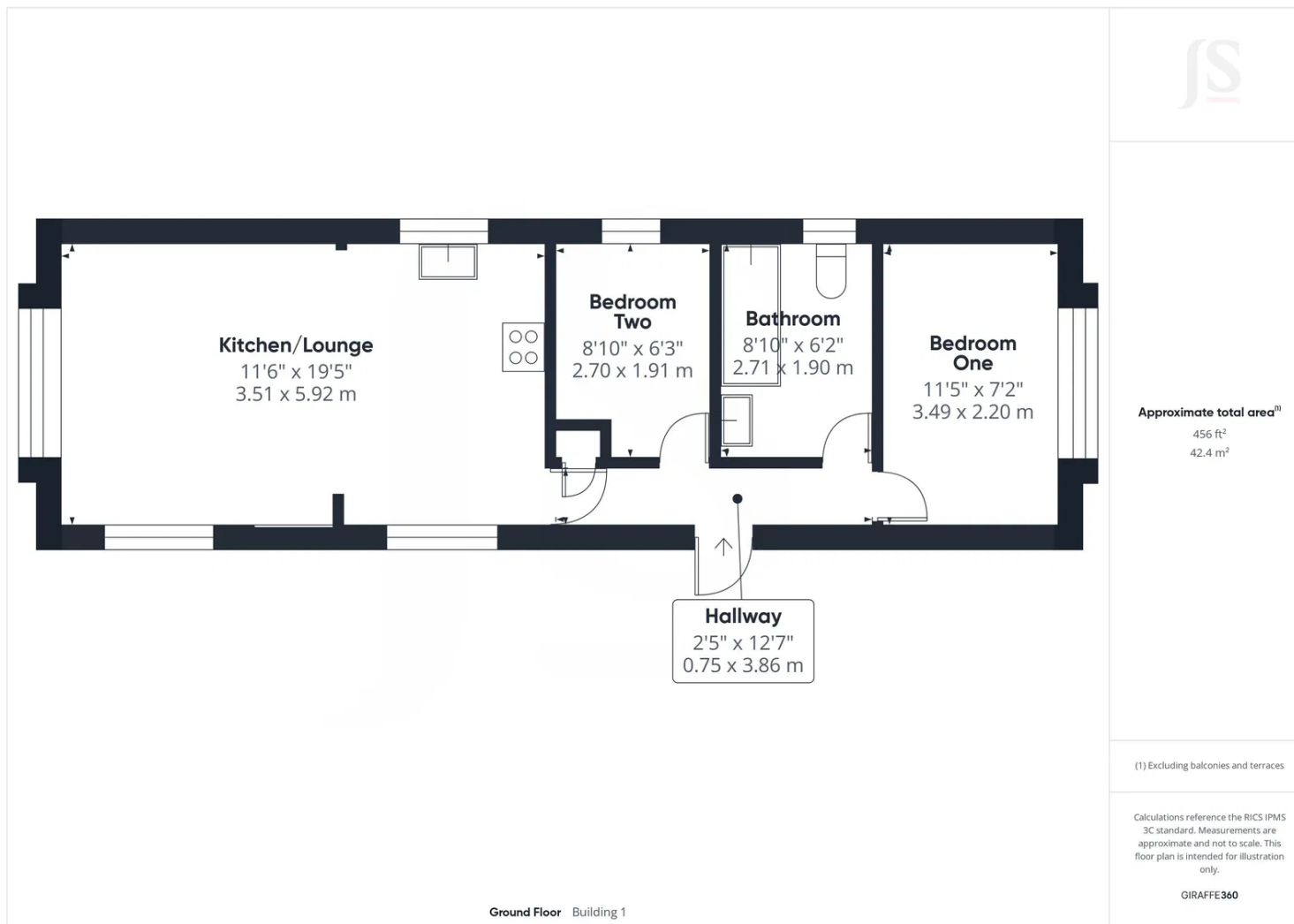
**LAND** The static home is situated within approximately 4 acres of tree lined land, having open field and natural pond.

#### Directions

Heading North from Shoreham, at the Shoreham Road/Steyning Bypass roundabout take second exit onto Shoreham Road A2037, at the next roundabout take the second exit onto Henfield Road continue on this road for approximately 2 miles, the entrance gate to property is on the left just after the "Small Dole" sign, just before the entrance to Mackley Industrial Estate on the right (BN5 9XR)







Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.