



1 Wood Lane
Henfield, BN5 9YE

£465,000

Nestled in the charming village of Small Dole, this delightful semi-detached bungalow on Wood Lane offers a perfect blend of comfort and countryside charm. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

The bungalow boasts two inviting reception rooms, providing space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The property is set on a generous corner plot, allowing for a sense of privacy and outdoor enjoyment. The property also has drive way to a detached garage at the rear of the property.

The property is situated in a popular residential location within the hamlet of Small Dole which has a general store/post office, public house and village hall. More amenities are available in Henfield village situated approx. two miles north and Steyning approx. three miles south. Mainline stations are available at Shoreham-by-Sea, Hassocks, Haywards heath and Brighton. Crawley, Gatwick Airport and London are accessible via the A23/M23.



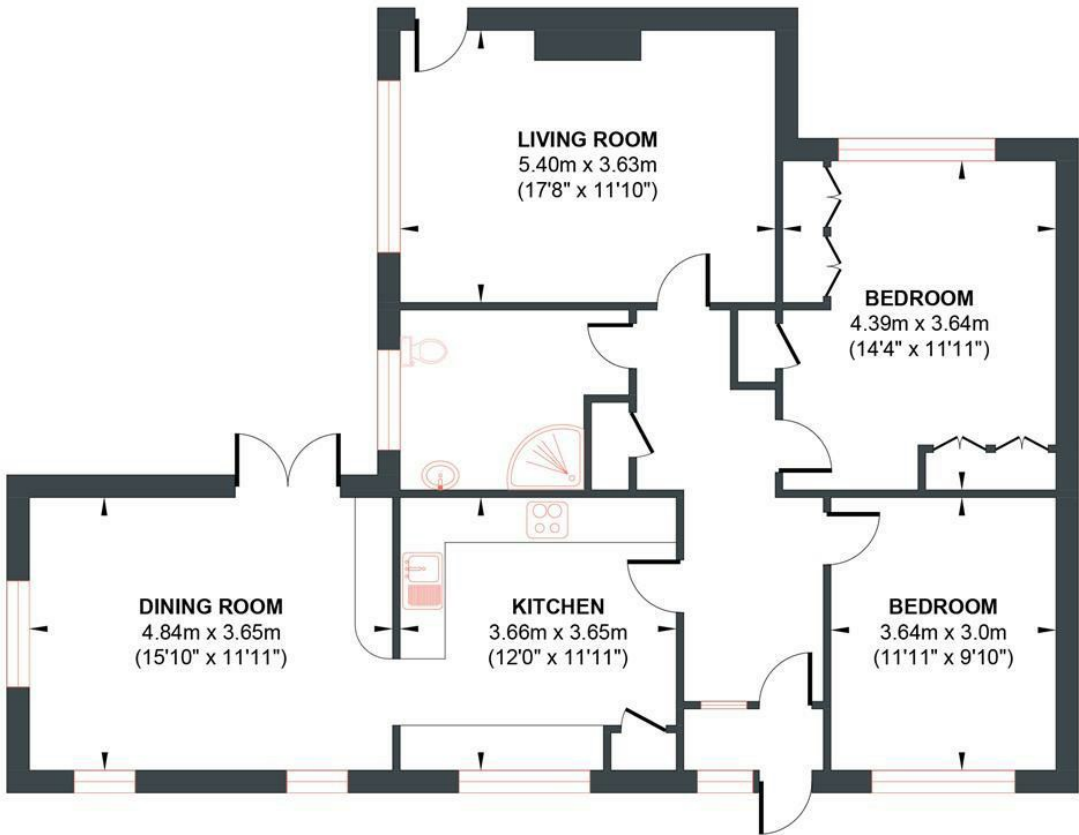
- Two Double Bedroom
- Corner plot
- Countryside views
- Detached Garage
- Two reception rooms
- Off road parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



WOOD LANE

Approx. Gross Internal Floor Area 97.74 sq m / 1052.06 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



Approximate Floor Area
1052.06 sq ft
(97.74 sq m)

