



**4 The Beeches, Henfield Road,  
Small Dole, West Sussex, BN5 9YG  
Guide Price £525,000**

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ESTATE AGENTS



# A Detached Chalet Style Property Offering Deceptively Spacious Accommodation with Three Bedrooms, Two Bathrooms, Garage and Good Sized West Facing Rear Garden.

## Situation

The Beeches is an exclusive gated development of just five detached bungalows and chalet style properties set well back from the road in the centre of Small Dole village which has a general store/post office, public house and village hall. The nearby village of Henfield which has a vibrant community caters for day to day needs with a supermarket, general stores, churches, post office, village hall, library, health centre and leisure centre. More extensive shopping and recreational facilities are available in Brighton and Haywards Heath, and further afield in Horsham and Crawley. The A23 to the east provides access to Gatwick Airport, the M23 and the national motorway network and from Hassocks there is a mainline rail service to London. 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, Sailing at Brighton Marina and Chichester, whilst over the surrounding countryside the South Downs National Park provide many miles of beautiful walks and bridle paths. The coast is about 8 miles distant.

## Description

The accommodation comprises entrance, large entrance hall leading to the large open plan kitchen/lounge/diner, The modern fitted kitchen benefits from oven, gas hob and integral dishwasher. Double patio doors from the lounge area lead to the enclosed rear garden. Also off the large entrance hall is the third double bedroom, modern fitted bathroom and personal door to the integral garage with sectioned off utility area with washing machine and tumble dryer.

Upstairs there are two large double bedrooms and a modern fitted shower room.

Outside there is a private driveway, enclosed rear garden with patio and lawn with side access and an integral garage.

This property benefits from neutral decoration and flooring throughout, underfloor heating on the ground floor, gas central heating and was newly built in 2016.

## Agents Note

There is a maintenance charge of £42 per month.

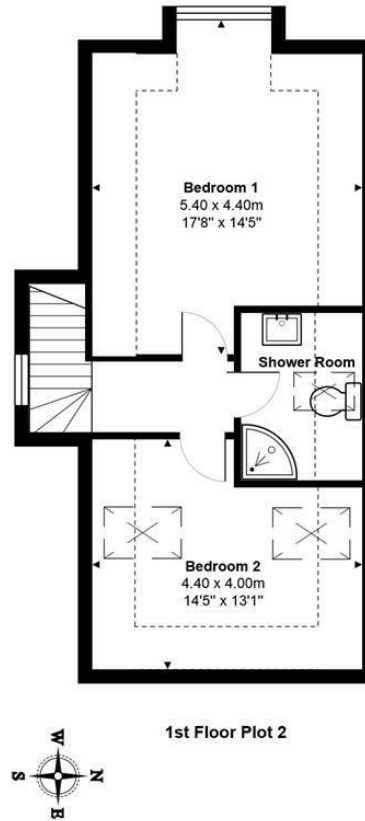
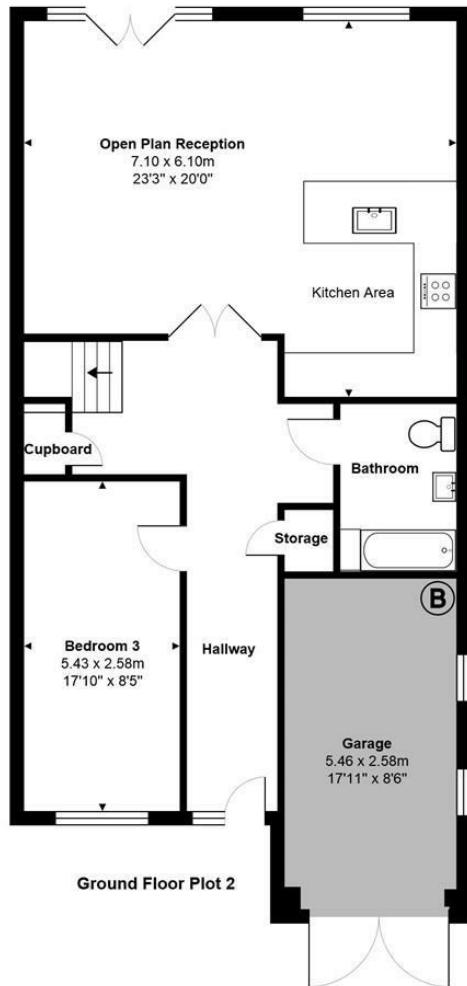
## Property Misdescription Act 1991

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.









Total Area: Excluding Garage 127.0 m<sup>2</sup> ... 1367 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>84</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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