



**Domus, New Hall Lane
Small Dole, West Sussex, BN5 9YH
Guide Price £475,000 Freehold**

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ESTATE AGENTS

A Detached Two Bedroom Bungalow Situated within a Private Road in the Hamlet of Small Dole, Benefitting from a Private Driveway, Garage & Close to Country Walks.

Small Dole

The property is situated in a New Hall Lane 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.

Description

A detached bungalow built of brick elevations under a pitched tiled roof complemented by double-glazing and gas fired central heating. The accommodation is arranged over one floor comprising entrance porch, with entrance hall with both bedrooms at the front of the property. Bedroom one is a large double with large bay window and floor to ceiling fitted wardrobes in one corner, and the second bedroom another good sized double. Living room with feature fireplace and french doors opening onto the conservatory and the enclosed rear garden. Spacious fitted kitchen with room for table and chairs and door to the utility room. Separate toilet with basin and shower over bath next door.

The property further benefits from a garage with up and over door and personal door at the rear, private driveway and front garden mostly laid to lawn with mature shrubs. The large enclosed rear garden is mostly laid to lawn with a wooden shed/workshop and side access.

Council Tax Band - E

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.

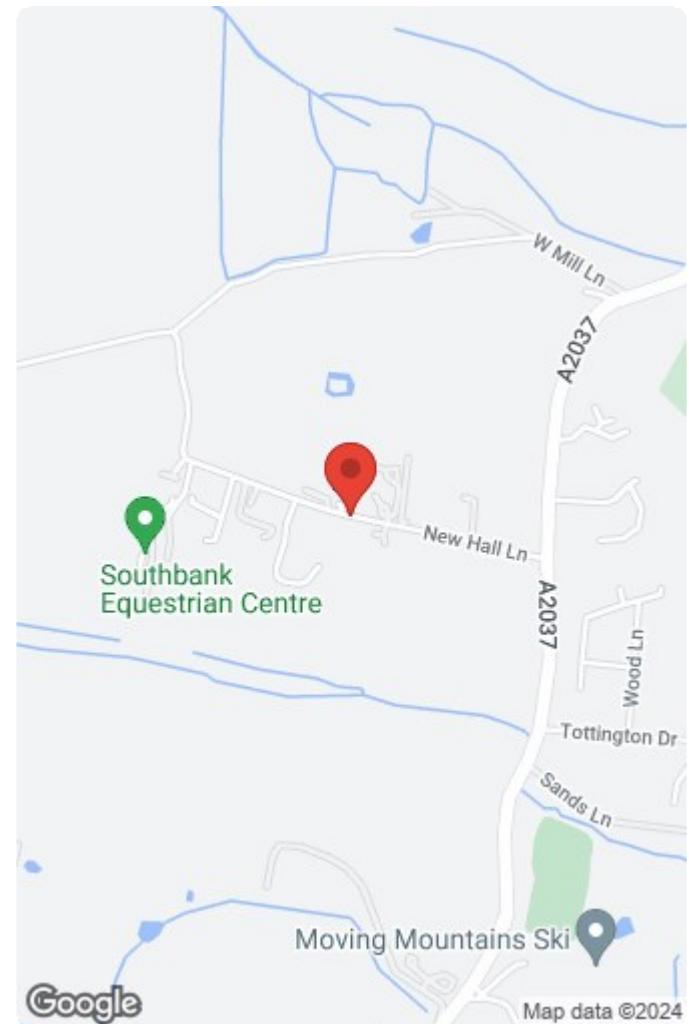
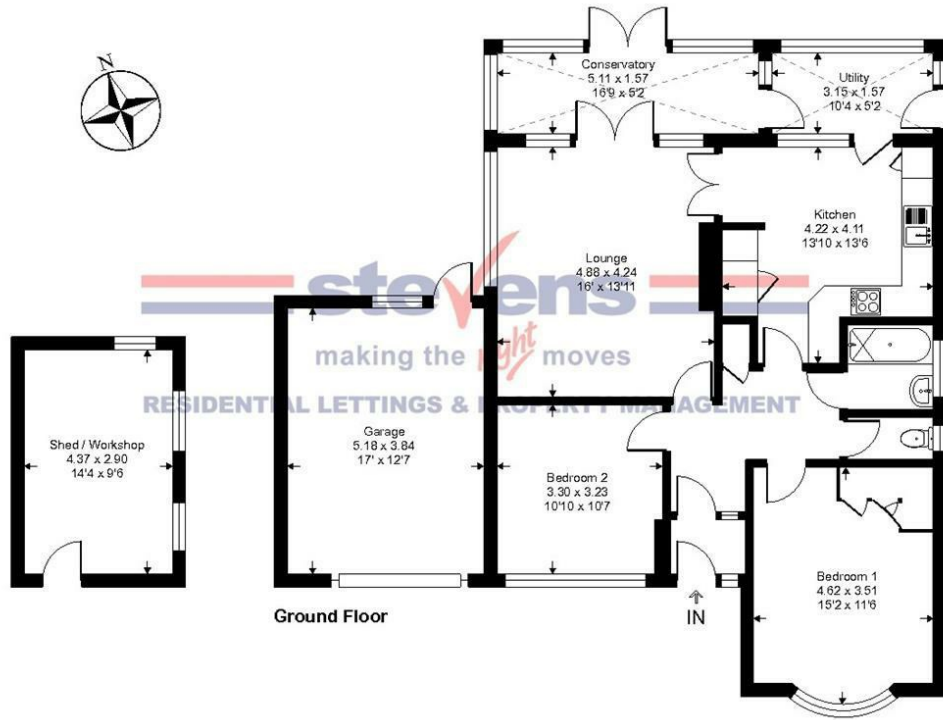






Domus, BN5

Approximate Gross Internal Area = 94 sq m / 1017 sq ft
 Approximate Garage Internal Area = 20 sq m / 214 sq ft
 Approximate Outbuilding Internal Area = 13 sq m / 136 sq ft
 Approximate Total Internal Area = 127 sq m / 1367 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

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

Viewings by appointment only

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