



**5 Orchard Close  
Small Dole, West Sussex, BN5 9YA  
Guide Price £625,000 Freehold**

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ESTATE AGENTS

# **A Beautifully Presented Link Detached Two Bedroom Bungalow with Private Driveway, Garage & Further Benefitting from a Large Rear Garden with Summer House.**

## **Situation**

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.

## **Description**

The property comprises entrance, entrance porch, entrance hall leading to bedroom one with large bay window and double fitted wardrobe, and bedroom two. Large modern fitted kitchen with access to the rear garden. Bright and spacious living room with sliding patio doors to the large conservatory. Modern fitted family shower room.

Large private driveway with space for three vehicles, front garden laid to lawn and mature hedges and shrubs. The large enclosed rear garden benefits from a patio area with steps up to garden. Raised decking area with space for table and chairs and summer house. The garden further benefits from a greenhouse and mature plants.

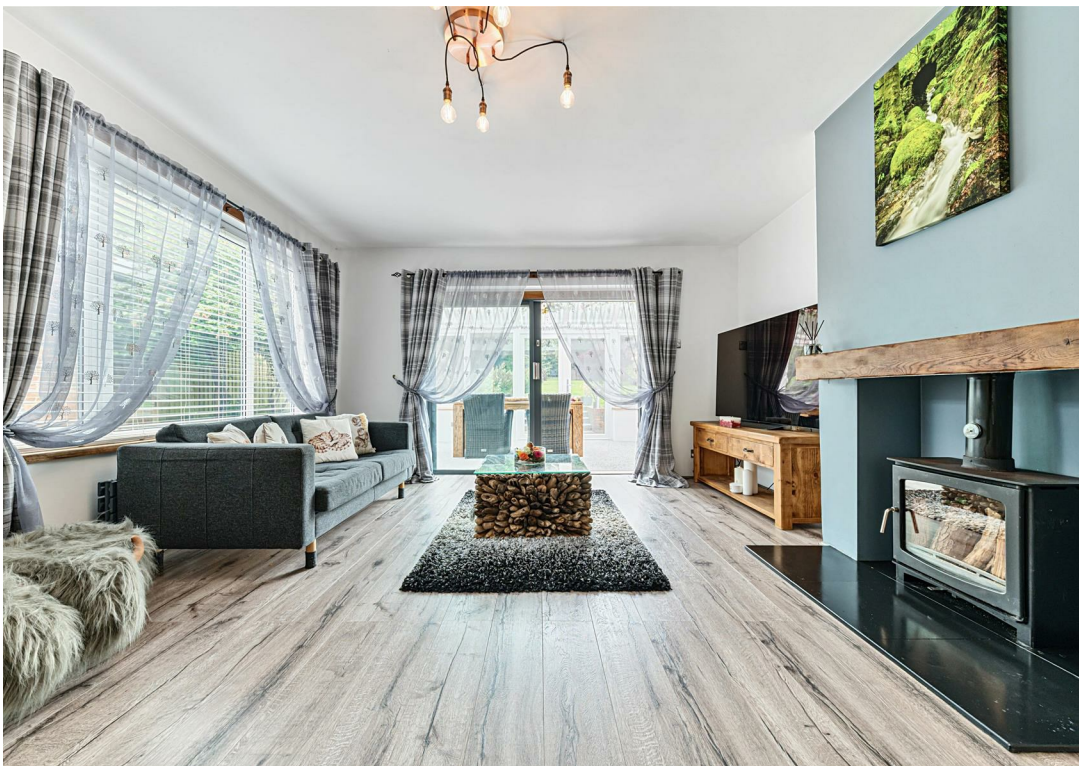
The property further benefits from double glazing and gas central heating.

Council Tax Band - D

## **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.

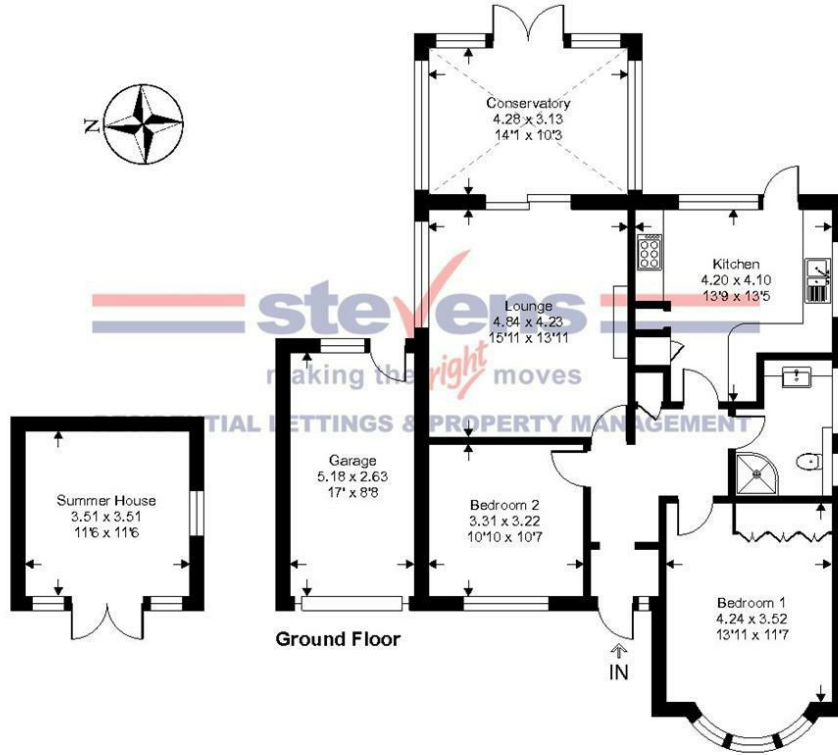






## Orchard Close, BN5

Approximate Gross Internal Area = 93 sq m / 1000 sq ft  
 Approximate Garage Internal Area = 14 sq m / 150 sq ft  
 Approximate Summer House Internal Area = 13 sq m / 134 sq ft  
 Approximate Total Internal Area = 120 sq m / 1296 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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