



**Hope Cottage, Shoreham Road
Small Dole, West Sussex, BN5 9YG
Guide Price £699,995 Freehold**

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A Beautifully Presented Four Bedroom Detached House in a Secluded Rural Location. The Property Benefits from a Large Open Plan Kitchen/Dining room and detached Double Garage with Potential for an Annexe.

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 accommodation comprises entrance, entrance porch leading to the bright and spacious living room with feature fireplace, with log burning stove, window seat, and off the living room is a downstairs study. Bright and spacious open planned kitchen/dining room with under stairs cupboard. The fully fitted modern kitchen benefits from a Belfast sink, Range Master cooker/oven and quartz worktops, leading to a utility room providing further access to the rear garden. French doors from the dining room leads to the rear garden. Large modern fitted downstairs shower room also with double fitted storage cupboard.

Upstairs are two large double bedrooms at the front of the property both benefitting from fitted wardrobes and dormer windows allowing lots of natural light along with two further small double bedrooms looking out to the rear garden. Family bathroom with feature roll top bath and separate shower along with a separate WC.

The property is approached by shared access leading to a large gravel drive with parking for multiple vehicles along with a detached double garage, which has potential to be an annexe. Electric roller door and personal door with the ground floor currently being used as a home gym and the first floor studio/office which is fully insulated with two Velux windows, electric light and power. To the rear of the property is a spacious enclosed west facing rear garden that extends to just over 100ft, with large deck area and mainly laid to lawn.

The property further benefits from exposed brick work and beams throughout the first floor, neutral decoration throughout, gas central heating and double glazing.

Council Tax Band – F

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.



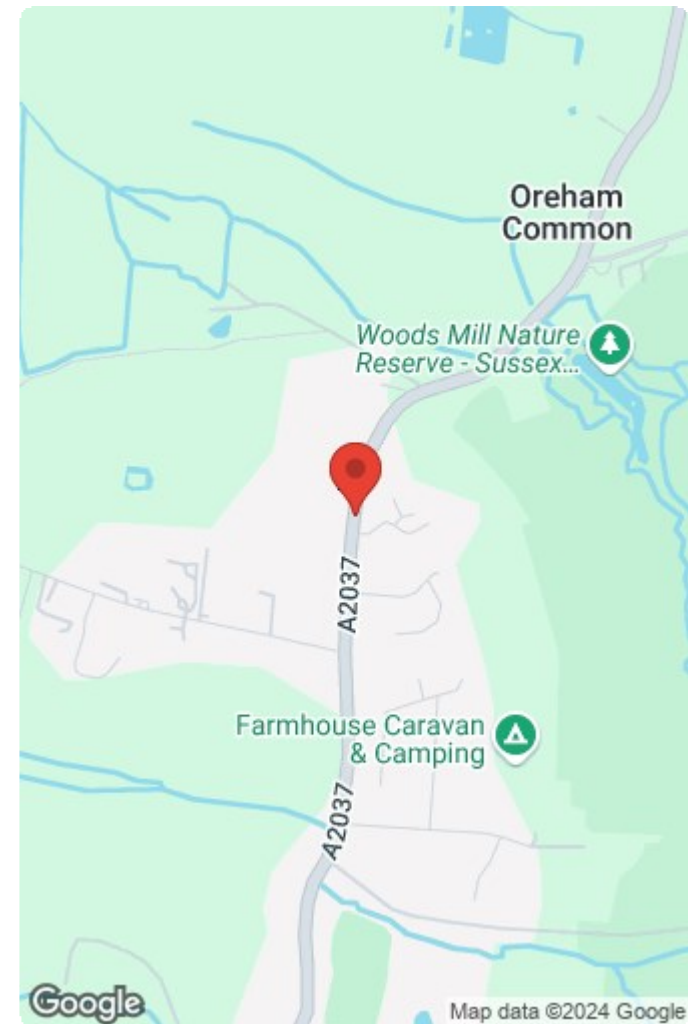
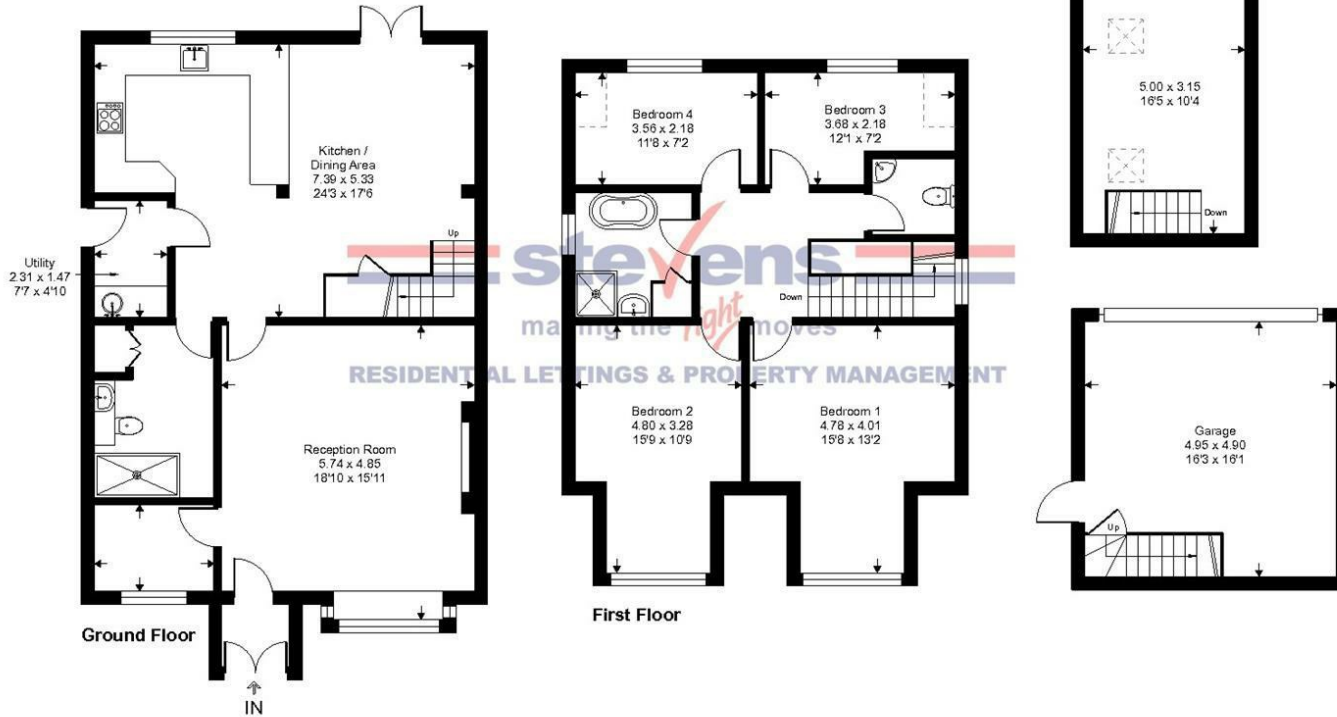




 = Reduced headroom

Shoreham Road, BN5


Approximate Gross Internal Area = 147.3 sq m / 1586 sq ft
 Approximate Garage Internal Area = 39.8 sq m / 429 sq ft
 Approximate Total Internal Area = 187.1 sq m / 2015 sq ft
 (excludes restricted head height)



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		95
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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