

Lettings



Bayberry Mist | New Hall Lane | Small Dole | West Sussex | BN5 9YH

H.J. BURT
Chartered Surveyors : Estate Agents

Bayberry Mist | New Hall Lane | Small Dole | West Sussex | BN5 9YH

Rental Guide: £3,350 - Per calendar month - Un-Furnished



- Modern detached four bedroom home
- EPC: B |Council Tax: G |Deposit: £3,865.00
- Combining contemporary living with exceptional countryside views
- Fabulous kitchen/family room with island
- Garage, driveway parking
- Underfloor heating to ground floor
- Accessible semi-rural location

Description

A modern detached four bedroom home combining contemporary living with exceptional countryside views. Situated in semi-rural location and offering well presented accommodation including fabulous kitchen/family room with island and patio doors leading to garden, lounge with woodburning stove and French doors to garden, study/playroom, utility room, four first floor bedrooms, contemporary family bathroom and ensuite. Externally, the property offers a garage, driveway parking, and a beautifully maintained rear garden with a patio area—perfect for taking in the stunning open views.

Entrance Hall

Grey wood floor.

Kitchen 19' 3" x 17' 4" (5.858m x 5.280m) Central island, integrated double oven, dishwasher, gas cooker (QR code for instruction), grey wall and base units, understairs cupboard. Underfloor heating.

Lounge 11' 7" x 18' 6" (3.543m x 5.646m) French door to garden, wood burning stove. Underfloor heating.

Study/Playroom 11' 7" x 8' 9" (3.525m x 2.657m) Underfloor heating.

Utility room Washer dryer, door to garden, grey wall and base units.

WC W.C. and wash hand basin.

Bedroom Four 13' 8" x 8' 0" (4.176m x 2.447m) Window with superb view.

Bedroom Two 8' 11" x 17' 6" (2.708m x 5.346m) Underfloor heating.

Landing Airing cupboard.

Family Bathroom Bath with separate shower over, w.c. and basin into vanity unit.

Bedroom Three (3.725 x 2.708) Radiator, grey carpet.



Ensuite Shower Room Modern Suit comprising Shower, w.c. and wash hand basin

Garden Incredible Downland views, patio and lawned area. Garage with electric door, loft storage, power and light.

Location

Bayberry Mist lies in a quiet, semi-rural location, to the North-West side of the small village of Small Dole and located approx. midway along New Hall Lane and lying to the North side. Small Dole includes a local shop, public house and village hall and more extensive facilities can be found at Henfield to the North-East, approx. 3 miles away which offers a wider range of local shops, facilities and schooling. The old market town of Steyning, approx. 5 miles distant, also has a thriving local community centred around its traditional High Street and offers similar facilities to Henfield including primary and secondary schooling and with each community having health, sports & fitness centres and libraries. The A27 via the Steyning Road (A283) is approx. 5 miles to the South and provides access to the city of Brighton & Hove which has an excellent range of all facilities. Shoreham-by-Sea, approx. 6 miles to the South, has a mainline railway station (with services along the South coast to Gatwick and London Victoria), a small airport and a harbour. Hassocks to the East also has a mainline railway station and is approx. 7.5 miles distant, while the A23 (also to the East) is about 7 miles and provides access to Gatwick airport and to the national motorway network as well as to London and other major centres. Haywards Heath is approx. 16.5 miles and also offers a mainline railway station and similar facilities are available at Horsham to the North. There are a good range of independent and state schools in the area. Public footpaths are accessible on New Hall Lane.



Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band .
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** July & Oct 2025 (Ref JL)
5. **Property Reference:** HJB03185

Directions

From Henfield, proceed South to Small Dole on the A2037. Just before the village, New Hall Lane will be found on the right/West side of the road. Turn into this lane and Tempus Fugit will be found approximately halfway along the lane on the left/South side.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

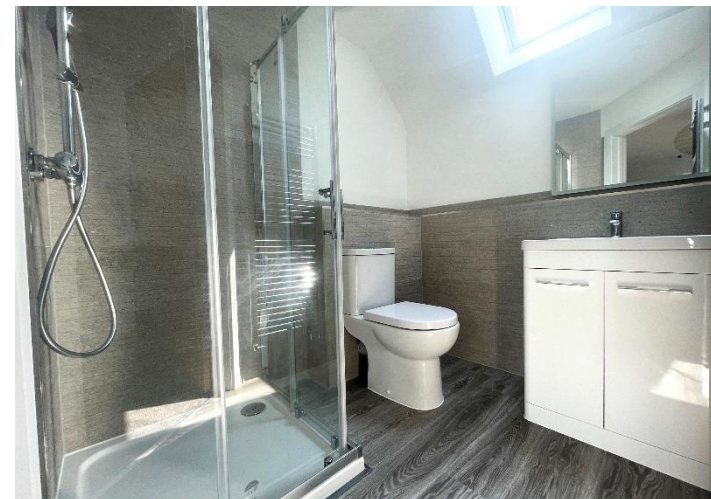
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk |

steyning@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

H.J. BURT
Chartered Surveyors : Estate Agents



rightmove
find your happy

**UKLANDand
FARMS.co.uk**

01903 879488 | www.hjburt.co.uk