



The Little Post House | Henfield Road | Henfield | West Sussex | BN5 9XE

**H.J. BURT**  
Chartered Surveyors : Estate Agents







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Offers in the Region Of: £400,000 | Freehold



- Attractive attached period house offered for sale in immaculate order with accommodation on three floors
- Completely redecorated and renovated with a new Gas Fired Central Heating System and complete re-wire within the past 5 years
- 2 Large double and 1 single bedrooms. First Floor Bathroom
- Undercover outside seating for alfresco dining space
- West facing rear Garden with Garden Studio/Shed to the rear
- Close to the local Shop in Small Dole and walking distance of the Local Public House.

### Description

The Little Post House is an attractive Victorian Property built in '1890' part of the large property next door, beautifully renovated and remodelled to change the layout from its original form. The first postal system called 'The Penny Post' was introduced in 1840 and so many Post Offices were constructed during this time being important centres of village life and this property could have been part of this history.

The property is accessed through a side entrance gate with steps down through the undercover seating area to the doorway: Entrance hall with coat hanging area and storage cupboard housing the Worcester Digital Gas Boiler with extra storage below Cloakroom – white suite with wood panelling to walls Kitchen/Diner – attractive blue Wickes kitchen units with white marble effect work surface - space for range cooker and extractor above. Ample area for a circular dining table, 2 Understairs storage cupboards- the large for general storage and the gas meter the smaller being set out as a shelved pantry. Limestone Replica large floor tiles. Lounge -A good sized room with feature brick open fireplace with tiled hearth. Cupboard housing new electric meters. Engineered Oak Flooring Stairs to first floor landing from Kitchen: Bedroom 1 – a particularly large room with feature fireplace and plenty of space for large wardrobes Bedroom 2- a single room currently with bunk beds – access to the second floor Bedroom 3 – again a good sized room with new insulation with walls and ceilings all being replastered, 2 eaves storage cupboards. Family Bathroom : A spacious room with freestanding claw foot roll top bath with shower attachment, low level w.c. pedestal wash basin. Outside: Covered seating area with a Passion Plant growing across the structure with lighting to add to the ambiance to make this a perfect alfresco family dining area. Steps to rear garden with

side entrance gate. Garden Studio/shed (Currently in the process of having the roof renovated).

### Location

The property is situated in the small village of Small Dole on the Henfield Road A2037, which includes a local shop, The Fox public house, with post office and village hall. Henfield is approximately 3 miles away and offers a wide range of local shops, trades and facilities and the Old Market Town of Steyning approximately 5 miles distance with its traditional High Street with many period properties and offers similar facilities to Henfield. With each having health centres, sports and fitness centres, libraries, schools and churches. The A27 via the Steyning road (A283) is approximately 4 miles to the South, which provides access to Brighton, which has a wide range of shops, trades, services and entertainment facilities.













## Information

Property Reference: HJB03229

Photos & particulars prepared: September 2025 (RNT/DZ)

Services: All main services.

Local Authority: Horsham District Council Council Tax Band: 'D' (TBC)

## Directions

From Henfield proceed south to the village of Small Dole where the property will be seen on the right before The Fox public house. What Three Words: <https://w3w.co/flamenco.lifelong.aviators>

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

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## Henfield Road



Approximate Gross Internal (Excluding Outbuilding) Area = 86.47 sq m / 930.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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