



Price

£695,000

Freehold

5x  2x  3x 

**Southview, Sands Lane,
Small Dole, Henfield,
West Sussex, BN5**

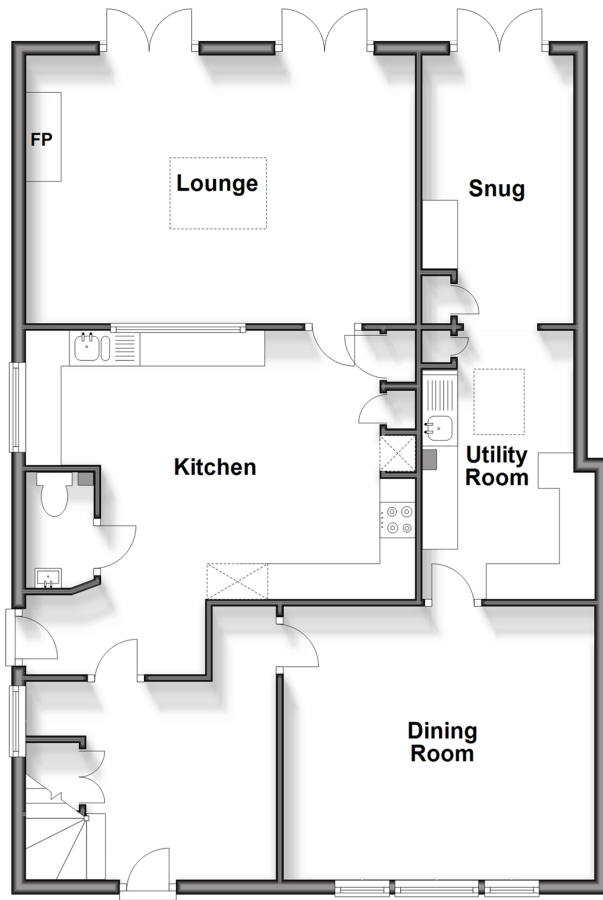
OVER 60?

Secure this property
for up to **59% less!**

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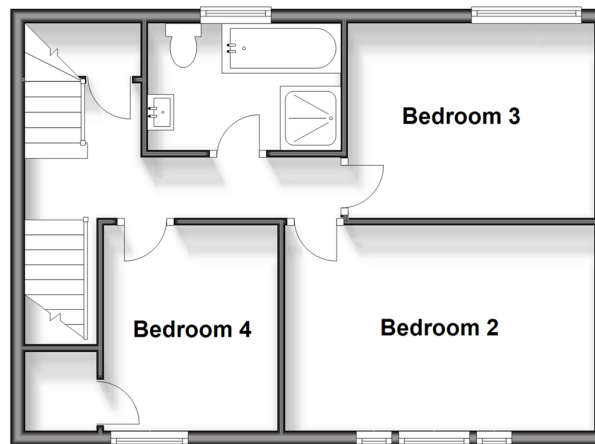
Ground Floor

Approx. 91.6 sq. metres (985.7 sq. feet)



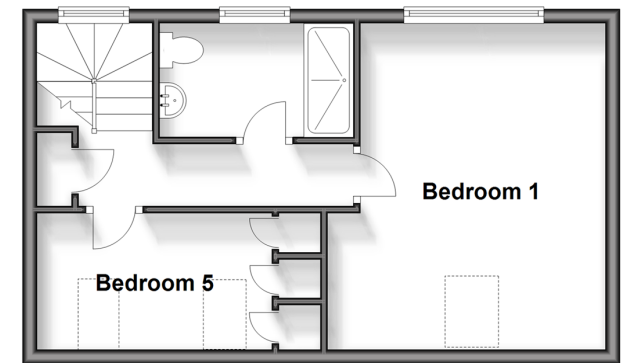
First Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



Second Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Accommodation

GROUND FLOOR

Hall

Inner Hall: 11'8 x 11'7 (3.56m x 3.53m)

Cloakroom

Kitchen/Dining Room: 17'9 x 12'3 (5.41m x 3.74m)

Lounge: 17'9 x 12'2 (5.41m x 3.71m)

Dining Room: 14'4 x 12'6 (4.37m x 3.81m)

Utility: 12'3 x 8'0 (3.74m x 2.44m)

Snug: 12'4 x 7'1 (3.76m x 2.16m)

FIRST FLOOR

Landing

Bathroom

Bedroom 2: 14'4 x 9'5 (4.37m x 2.87m)

Bedroom 3: 11'4 x 9'2 (3.46m x 2.80m)

Bedroom 4: 9'3 x 7'9 up to fitted cupboard (2.82m x 2.36m)

SECOND FLOOR

Landing

Shower Room

Bedroom 1: 14'5 x 12'6 (4.40m x 3.81m)

Bedroom 5: 10'9 x 6'3 up to fitted wardrobes (3.28m x 1.91m)

OUTSIDE

Front Garden

Large Driveway

Rear Garden



Main features

- Extended and updated semi detached house enjoying a sought after semi-rural location
- Versatile accommodation arranged on 3 floors
- Ideal for growing families or multi generational living
- Generous, secluded rear garden, ideal for entertaining and enjoying
- Large driveway



Nearest Schools

Primary Schools: Upper Beeding Primary 3.2 miles, Henfield St Peter's CofE Primary 2.8 miles

Secondary Schools: Steyning Grammar School Rock Road site 11.3 miles, Shooting Field site 5.2 miles



Transport Information

Train Stations: Shoreham-by-Sea 6.7 miles, Southwick 8.4 miles, Worthing 11.0 miles



Address

Southview, Sands Lane, Small Dole, Henfield, West Sussex, BN5



Directions

For directions to this property please contact us.



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- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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