



**4 Meadow View, Henfield Road,  
Small Dole, West Sussex, BN5 9TP  
Guide Price £375,000 Freehold**

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ESTATE AGENTS

# A Delightful End of Terrace, mews Style property, built circa 2000. Located in the centre of Small Dole and benefitting from a Westerly aspect. This Charming property offers an open plan living space and is perfectly arranged over three storeys.

## Situation

Meadow View on the Henfield Road 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

Meadow View is a charming set of mews-style properties located in the heart of Small Dole. This generous property spans three levels, providing ample space for the entire family. The well-designed open-plan downstairs area flows seamlessly into a westerly-facing rear garden, which is rich in wildlife and activity. The interior features a flat plaster finish and neutral decor throughout, further enhancing the ability to move straight in.

Set behind a neat picket fence and gate, a paved path leads you past mature trees to the front door. Inside, you'll find the kitchen designed in a countryside cottage theme, complete with high and low-mounted storage cupboards and work surfaces on two sides, offering space to conceal essential white goods and accommodate a large fridge/freezer. The kitchen provides a pleasant view of the front garden.

The hallway leads to a spacious open-plan living and dining room that benefits from the westerly aspect and opens onto the rear garden through glazed French doors. Stairs rise to the first floor, where you'll discover the family bathroom and the first two of the three double bedrooms, both featuring built-in wardrobe storage. The bedroom at the rear offers a lovely view over the fields, while the front bedroom is currently being used as a work-from-home space. Stairs continue up to the top floor, which houses the third bedroom alongside an ensuite W/C.

Outside, the property boasts a low-maintenance, westerly-facing rear garden laid with shingle and bordered by mature plants. This leads to a garden gate that provides access to private off-street parking at the rear.

Call Stevens today to arrange your internal viewing!

## Property Information

Council Tax Band D: £2,499.62 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private off street parking at rear

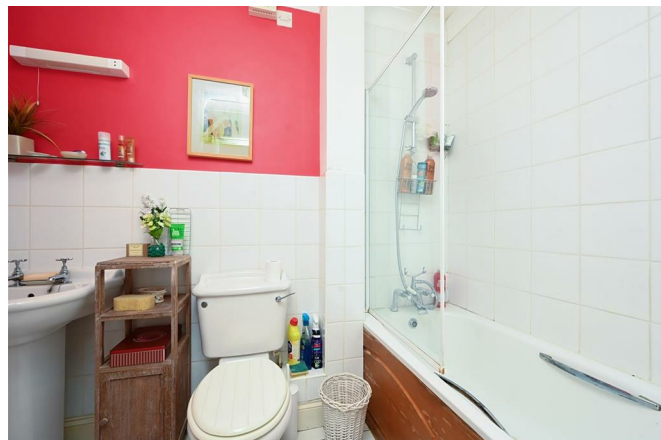
Broadband: Standard 6 Mbps, Superfast 80 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

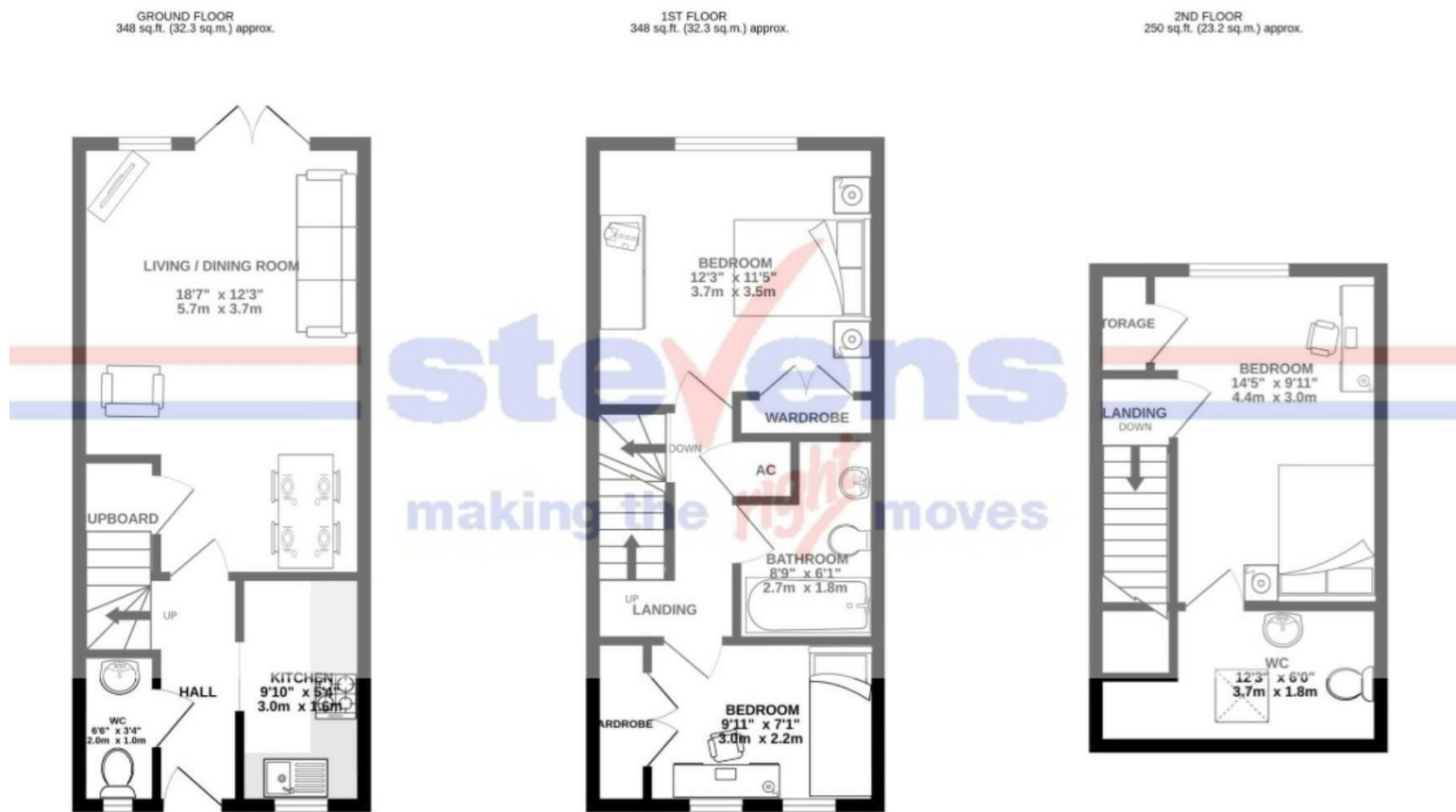
## Property Misdescription Act 1991

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.







### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>74</b>               |           |
| (55-68) <b>D</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

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

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