



HAMLYN SMITH

£475,000 - £495,000

DOWNSVIEW, HENFIELD

3 BEDROOMS

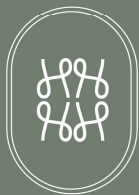
1 RECEPTION

2 BATHROOMS

Guide Price £475,000 - £495,000

A newly refurbished 3 bedroom family home in the desirable village of Small Dole.

- A Well Presented Family Home
- Three Bedrooms
- Office Space
- Driveway
- Front & Rear Garden
- Two Bathrooms
- Integral Garage
- Newly Renovated Throughout
- No Onward Chain





Downsview

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft

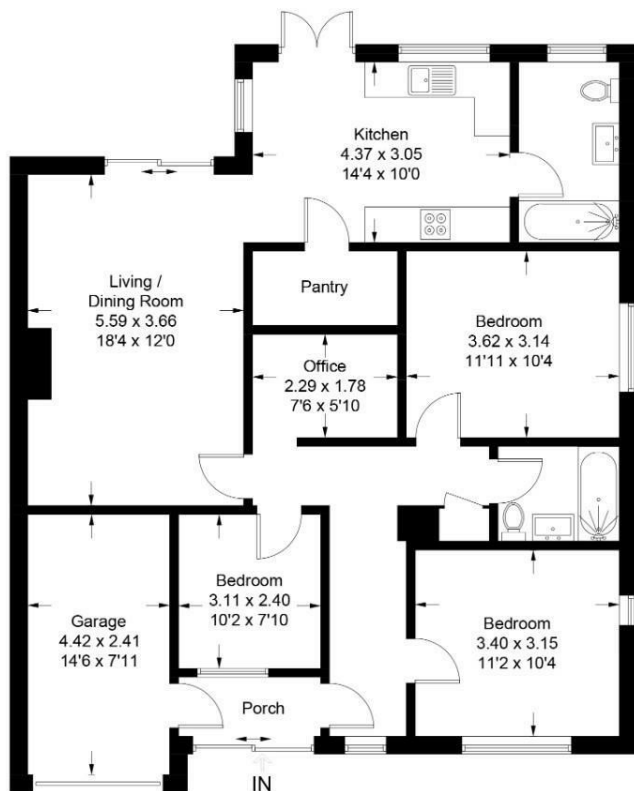


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1317821)

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Situated in the sought-after village of Small Dole, this well-presented three-bedroom semi-detached bungalow occupies a peaceful residential position on Downsview. Set back from the road behind a mature front garden, the property benefits from a private driveway providing off-road parking for two vehicles, together with an internal garage offering excellent storage or exciting potential for conversion (subject to the necessary consents).

A welcoming central entrance hall provides access to the well-planned accommodation. As you enter the property there are two generous double bedrooms, with a contemporary family bathroom conveniently positioned between them. Further along the hallway is a third bedroom, and versatile study, ideal for those working from home or requiring additional hobby space.

The heart of the home is located at the rear, where the living accommodation enjoys delightful views across the beautifully maintained south-facing garden. A spacious sitting room flows effortlessly into the impressive kitchen/breakfast room, creating a sociable and light-filled space perfectly suited to modern family life and entertaining. The kitchen offers ample workspace and storage, with direct access to the garden, while a generous walk-in larder provides excellent additional storage. Completing the accommodation is a practical utility room incorporating a second bathroom, adding further flexibility and convenience.

This versatile home is perfectly suited to a range of buyers, from growing families seeking spacious single-storey living to those looking to downsize without compromising on comfort, outdoor space or village amenities.

Small Dole is a charming and well-connected Sussex village offering a welcoming community, with a village shop and post office, The Fox public house, and excellent access to nearby countryside walks. The highly regarded Ginger Fox restaurant is just a short drive away, while the larger village of Henfield offers an excellent selection of independent shops, cafés, pubs and everyday amenities. Shoreham-by-Sea provides larger supermarkets, including Tesco and Marks & Spencer, together with a wider range of shopping and leisure facilities. Brighton, Gatwick Airport and the South Downs National Park are all within easy reach by road, while Hassocks railway station, approximately 15 minutes away, offers regular Southern and Thameslink services to London Victoria, London Bridge, Brighton, Bedford, Littlehampton and Worthing.

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