



2 Southview | Sands Lane | Small Dole, Nr. Henfield | West Sussex | BN5 9YD

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £525,000 |



- Well-presented semi-detached 3-bedroom village home with light-filled & versatile accommodation. Freehold. Council Tax C. EPC C.
- Entrance hall, living room, dining room, spacious kitchen, utility & cloakroom.
- Two double bedrooms, single bedroom 3/study, luxury bathroom.
- Exceptional landscaped rear garden with mature planting, fruit trees, a raised deck and extensive entertaining space.
- Driveway parking with EV charging point plus carport.
- Peaceful lane/edge of village setting with countryside walks from the doorstep.

Description

Situated along a peaceful lane in the popular village of Small Dole, this attractive three-bedroom semi-detached home offers a great combination of village living, beautifully presented accommodation and a superb garden.

With a plethora of countryside walks quite literally on your doorstep, the property also enjoys the convenience of being within easy walking distance of the village shop with Post Office and the popular local pub, making it an ideal home for those seeking both tranquillity and a strong sense of community.

Lovingly maintained and thoughtfully enhanced by the current owners, the home has been significantly improved, most notably with the slight extension and installation of a stunning high-specification luxury family bathroom in 2018. Finished to an exceptional standard, it features underfloor heating, a freestanding bath, a spacious walk-in shower and stylish contemporary fittings.

The accommodation is well **proportioned and filled with natural light throughout**. An **inviting entrance** hall leads to a **dining room or useful study ideal for home working**, before opening into the **well-equipped kitchen with large fitted pantry**. Adjoining the kitchen is a **practical utility room** with space for a washing machine, tumble dryer and large fridge freezer together with a door leading to the garden and access to the **ground floor cloakroom**. A separate pantry provides additional storage.



The **generous dual-aspect sitting room** is undoubtedly one of the highlights of the home, centred around a **cosy log-burning stove** and featuring glazed double doors that open directly onto the rear garden, creating a bright and welcoming living space.

Upstairs, there are **two spacious double bedrooms** together with a **third bedroom, currently arranged as a dressing room**, offering flexibility to suit a variety of lifestyles. The loft is part-boarded, providing useful additional storage. Further benefits include double glazing throughout, **off-road parking for several vehicles** and the added convenience of an **electric vehicle charging point**.

The garden is undoubtedly a defining feature of this great home. Significantly larger than those found with many three-bedroom semi-detached properties in the village, it has been thoughtfully landscaped across split levels. A generous **paved terrace** provides the perfect setting for entertaining family and friends or simply enjoying your morning coffee in the morning sun before steps rise to an **expansive lawn** enclosed by deep, well-stocked borders featuring an abundance of mature and ornamental planting, including an impressive variety of roses, hydrangeas and delphiniums, to name but a few, together with established trees including two productive apple trees (one cooking and one eating), a plum tree, a cherry tree and a silver birch.

A **raised deck** provides a peaceful spot for al-fresco dining or simply relaxing while overlooking the beautifully tended grounds. To the rear, a **large timber-framed outbuilding** offers excellent storage alongside a separate **garden shed**, making the space as practical as it is beautiful.



Location

The property is situated in a popular semi-rural location in a private lane that leads to farmland and numerous walks, all within the heart of the village of Small Dole. The village itself 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.

Information

Property Reference: HJB03456. **Photos & particulars prepared:** July 2026

Services: Services: Mains water, electricity, gas and drainage.

Tenure: Freehold Title No.: WSX127849.

N.B Contribution towards upkeep of Sands Lane: £10 per month (07/26)

Local Authority: Horsham District Council. **Council Tax Band:** 'C'.

Works at property: A CERTIFICATE OF STRUCTURAL ADEQUACY – SUPERSTRUCTURE WORKS has recently been provided by Quest Gates Chartered Loss Adjusters regarding some previous movement to part of the building due to a neighbour's tree, but with works undertaken to rectify the situation.

Directions

www.what3words:///supreme.finger.guideline

From Henfield proceed south towards Small Dole. Upon entering the village, take the second turning on the left (almost opposite the Post Office) into Sands Lane and the property will be seen after a short distance on the left-hand side.





Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

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

01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk

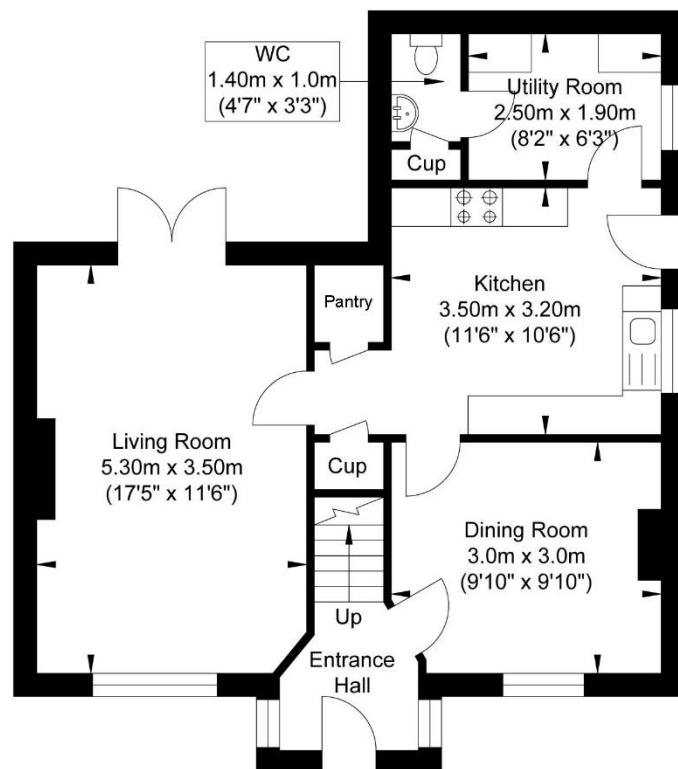


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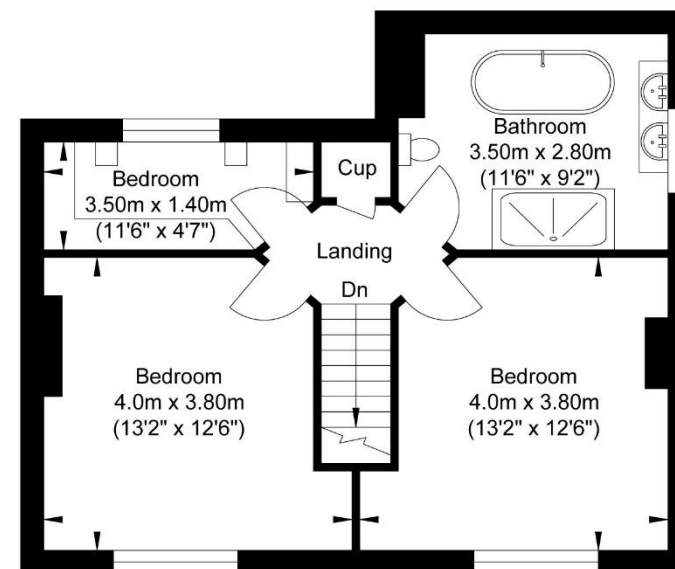


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sands Lane



Ground Floor
Approximate Floor Area
594.49 sq ft
(55.23 sq m)



First Floor
Approximate Floor Area
514.83 sq ft
(47.83 sq m)

Approximate Gross Internal Area = 103.06 sq m / 1109.32 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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