



**The Shielling, Wood Lane,
Small Dole, West Sussex, BN5 9YF
£449,950 Freehold**

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ESTATE AGENTS

A Delightful Two Bedroom Extended Semi Detached Bungalow. With Further Conservatory Leading to a Long Level Lawned Rear Garden in the ever Popular Wood Lane in the Hamlet of Small Dole.

Situation

The property 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

Stevens are pleased to offer for sale this two-bedroom extended bungalow located in the popular Wood Lane area, right in the heart of Small Dole. The property is presented in good condition throughout, is move-in ready, and is sold with no onward chain.

This traditional bungalow features a private hardstanding area at the front, in addition to a shared driveway that leads to the garage. Access to the property is via the side entrance, which opens into a spacious hallway equipped with multiple storage cupboards.

The layout of the property offers great flexibility. The first two rooms overlook the front and are shielded from the road by a privacy hedge. One room is currently used as a bedroom, while the other serves as a sitting area, which includes a log-burning stove. The second bedroom is located at the rear of the property and benefits from the extension; however, these rooms could be interchanged and potentially adapted further, allowing the rear bedroom to open up to the kitchen (subject to necessary consents).

The kitchen also benefits from the extension and includes a sizable breakfast bar for more casual dining. It features high and low-level storage cupboards and work surfaces on three sides, ensuring practicality for everyday use. At the end of the kitchen, there's additional space for a large dining table. This area seamlessly flows into a spacious glazed conservatory, which offers a lovely view of the rear garden and serves as an excellent extra reception room.

Outside, the long, level rear garden is mainly laid to lawn and bordered neatly on both sides by mature plants. Additionally, there is a timber shed and a pre-fabricated garage, providing additional storage space.

Other standout features include both a shower room and a bathroom, ensuring that there won't be delays during busy mornings. Furthermore, the hallway includes a utility/laundry storage cupboard.

In our opinion, early viewing is essential to appreciate all the wonderful features this extended bungalow has to offer!

Property Information

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

Utilities: Mains Gas & Electric. Mains water and sewerage

Parking: Garage and private driveway

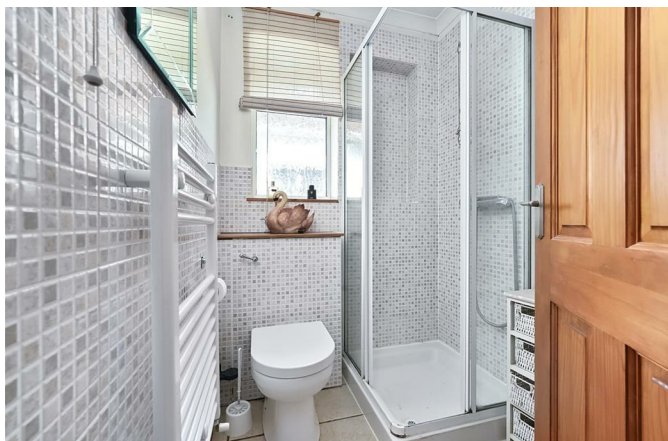
Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

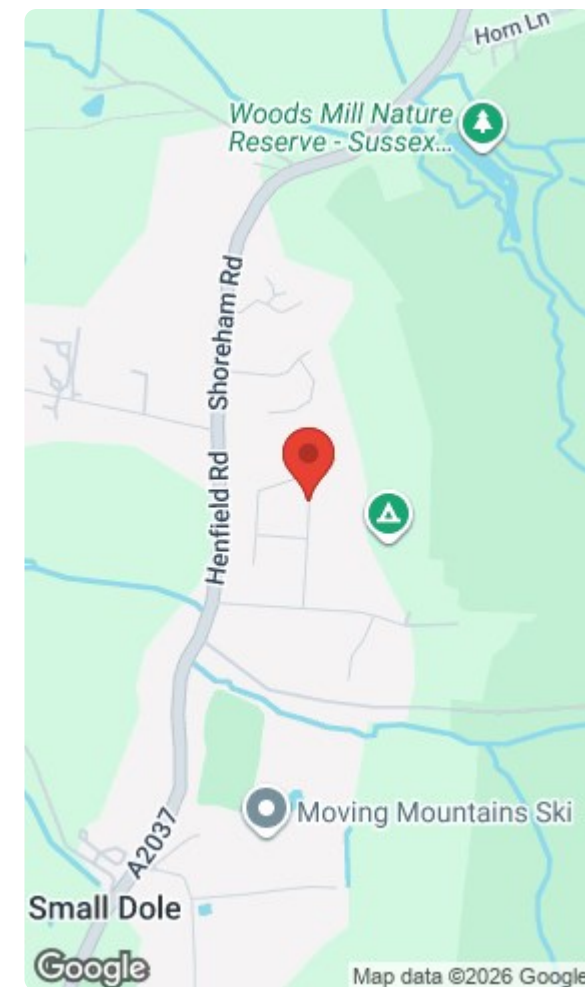
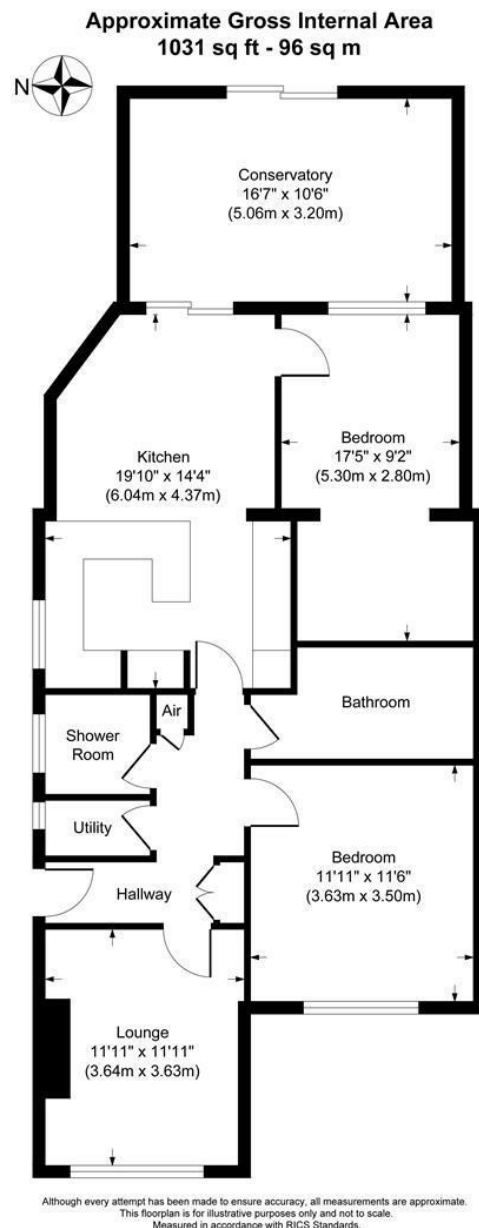
Property Misdescription Act 1991

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) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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