



4 | Henfield Road | Small Dole | West Sussex | BN5 9XE

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £315,000 | Freehold



- Pretty 2 bed Victorian cottage
- Recently replaced Kitchen & Bathroom
- Secluded east facing rear garden
- With additional area subject to nominal licence fee
- Gas central heating with recently replaced boiler
- Mostly double-glazed windows
- Ideal first-time purchase or buy to let

Description

A charming Victorian mid terrace cottage, believed to date back to the 1860s, beautifully combines period character with thoughtful modern updates. In recent years, the property has been extensively refurbished, featuring a superbly fitted kitchen and stylish Karndean flooring throughout both the sitting room and kitchen. The bathroom has been tastefully designed in a contemporary yet period-inspired style. The home offers two well-proportioned bedrooms and a private, east-facing rear garden—perfect for enjoying morning sunlight. Externally, the property boasts attractive painted brick elevations beneath a classic slate roof, enhancing its timeless appeal. Ideally suited to first-time buyers or buy-to-let investors, this delightful home represents a fantastic opportunity. Early viewing is strongly recommended.

In more detail the accommodation comprises: Outside light, modern oak entrance door with leaded light pane leading to **Kitchen** re-fitted and comprising deep glazed sink with flexible tap and cupboard under, Quartz worksurfaces with base cupboards and drawers under and inset Lamona gas hob with built-in oven/grill under and extractor above, feature exposed brick wall. Excellent range of wall cupboards, Georgian style double-glazed window with plantation blind to front, space and plumbing for washer dryer. Karndean light oak effect flooring, built-in doormat, radiator, recessed lighting. Space for fridge/freezer. Multi-paned door to: **Sitting Room** window overlooking the rear garden and part-glazed stable door to garden, Karndean flooring to match the kitchen, radiator, mobile central heating thermostat, recessed lighting, stairs to first floor, door to: **Bathroom** a double aspect fully tiled bathroom with two double glazed windows and vinyl flooring. White period style suite with bath with deluge head shower and hand shower attachment, low-level w.c, wash hand basin set in vanity with cupboard under, radiator. From the sitting room stairs lead to: **First Floor Landing** meter cupboard above stairs,

access panel to insulated and boarded loft. **Bedroom 1** an attractive bedroom with Georgian style double-glazed window with plantation blind to front, exposed brick chimney breast and painted Victorian fireplace, fitted wardrobe cupboard, recessed lighting, radiator with thermostat. **Bedroom 2** window overlooking the garden, storage cupboard and further cupboard housing recently replaced Worcester gas fired boiler for central heating and domestic hot water, recessed lighting, radiator with thermostat.

Outside. The easterly rear garden offers a good degree of seclusion and has a concrete patio area with a raised bed and a gated side access. Beyond this is an additional raised lawned area, that the occupier can use as a garden, subject to an annual licence fee (currently £5 per annum), and agreement with Messrs Mackley.

Location

The property is situated in the small village of Small Dole on the Henfield Road A2037, which includes a local shop, The Fox public house, with post office and village hall. Henfield is approximately 3 miles away and offers a wide range of local shops, trades and facilities and the Old Market Town of Steyning approximately 5 miles distance with its traditional High Street with many period properties and offers similar facilities to Henfield. With each having health centres, sports and fitness centres, libraries, schools and churches. The A27 via the Steyning road (A283) is approximately 4 miles to the South, which provides access to Brighton, which has a wide range of shops, trades, services and entertainment facilities.







Information

Property Reference: HJB03368

Photos & particulars prepared: April 2026 (Robert Turner MNAEA)

Services: All main services. N.B Annual licence for extra area of garden is subject to agreement with Messrs Mackley

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

Directions

Proceed South from Henfield to Small Dole. Go past the village store and the property will be found on the left opposite the 'Fox' public House.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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

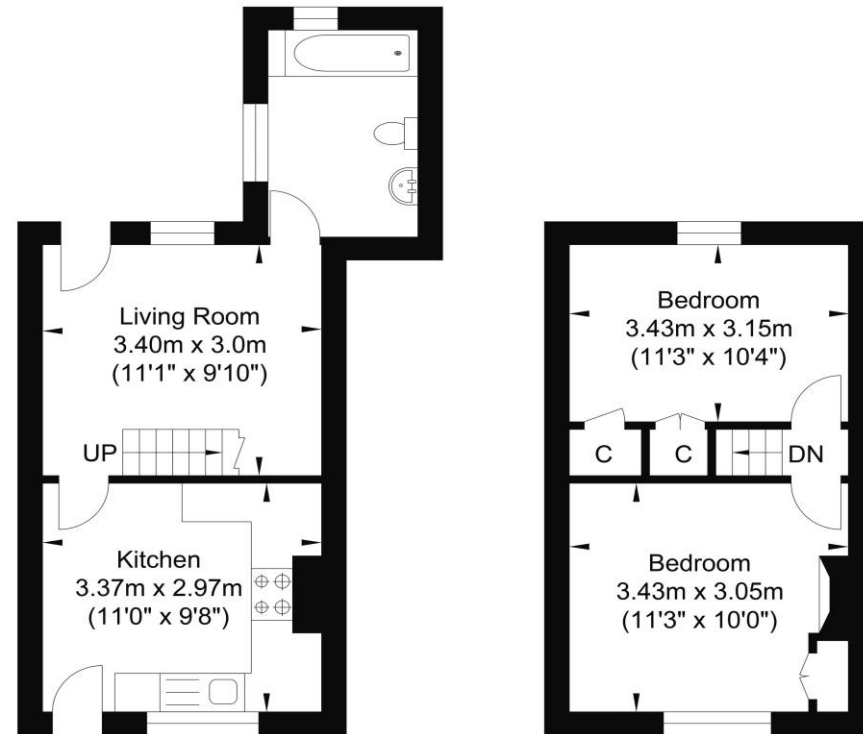
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Henfield Road



Ground Floor
Approximate Floor Area
282.44 sq ft
(26.24 sq m)

First Floor
Approximate Floor Area
220.22 sq ft
(20.46 sq m)

Approximate Gross Internal Area = 46.70 sq m / 502.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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