

Rose Cottage, Shoreham Road,
Small Dole, West Sussex, BN5 9YG
Price £550,000 Freehold

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ESTATE AGENTS

A Detached and Extended Four Bedroom Chalet Bungalow with No-Onward Chain, Benefitting from a Large Private Driveway, Twin Garages and Boasting a Westerly Facing Rear Garden.

Small Dole
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 is pleased to offer for sale, with no onward chain, this detached and extended chalet bungalow located in a prominent position within Small Dole. 'Rose Cottage' is set back from the road and accessed via a wide private driveway, accommodating at least four vehicles, along with two twin garages equipped with individual up-and-over doors.

Upon entering the spacious hallway, you will appreciate the property's flexibility and size, a testament to the current vendor who has enjoyed living here for the past 40 years. The internal layout features two bedrooms on each level. The large bay-windowed en-suite bedroom overlooks the front of the home and includes built-in storage cupboards, a separate dressing area, and an en-suite bathroom. The bathroom is finished with half-tiled walls and includes matching white sanitary ware, along with a hand-held shower over the bath. Bedroom four, located on the ground floor, is currently utilized as a full-time office.

The rear of the property, benefits from a westerly aspect, with large windows allowing natural light to fill the rooms. The long kitchen is complemented by a utility room on one side and a separate dining area on the other. Adjacent to the kitchen is the living area, which measures 22 feet in length and centers around a fireplace. Sliding doors lead from the living area to the patio in the garden.

Stairs rise to the first floor where the remaining two bedrooms are to be found, both of these are considered doubles and share a further family bathroom.

Outside, the private garden is primarily laid to lawn and boasts a favoured westerly aspect. Additionally, a high fence ensures that children and pets can play safely while being easily supervised from within the bungalow.

Other notable features include the generous parking area at the front of the property, which can comfortably accommodate five vehicles, as well as the twin garages that have both power and lighting.

In our opinion, the property could benefit from some modernization, but with this work, it would make for a delightful family home.

Early viewing is highly recommended to fully appreciate all that this detached property has to offer!

Property Information
Council Tax Band E: £2983.00 2026/2027
Utilities: Mains Gas & Electric. Mains water & sewerage.
Parking: Twin garages and private driveway.
Broadband: Standard 6 Mbps, Superfast 76 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.















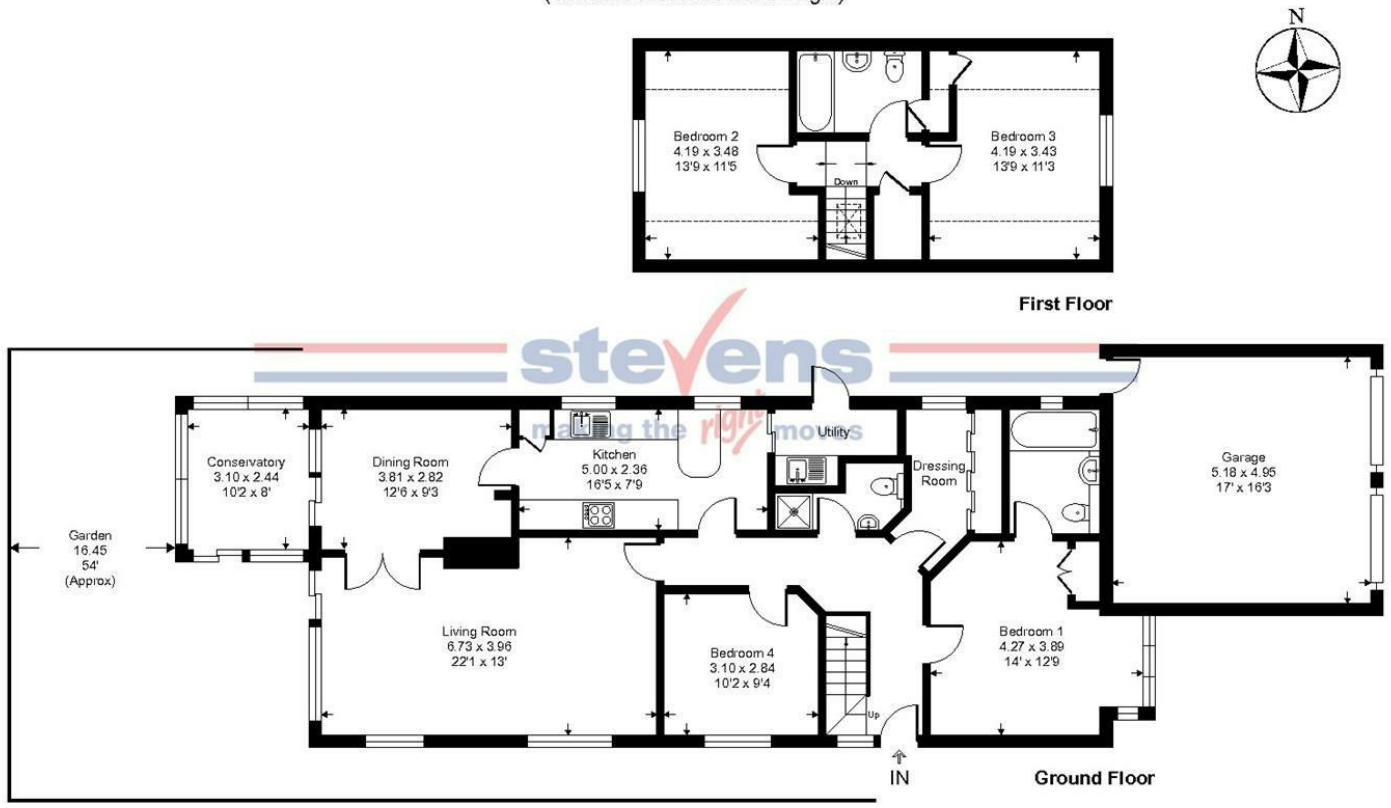




= Reduced headroom

Rose Cottage, BN5

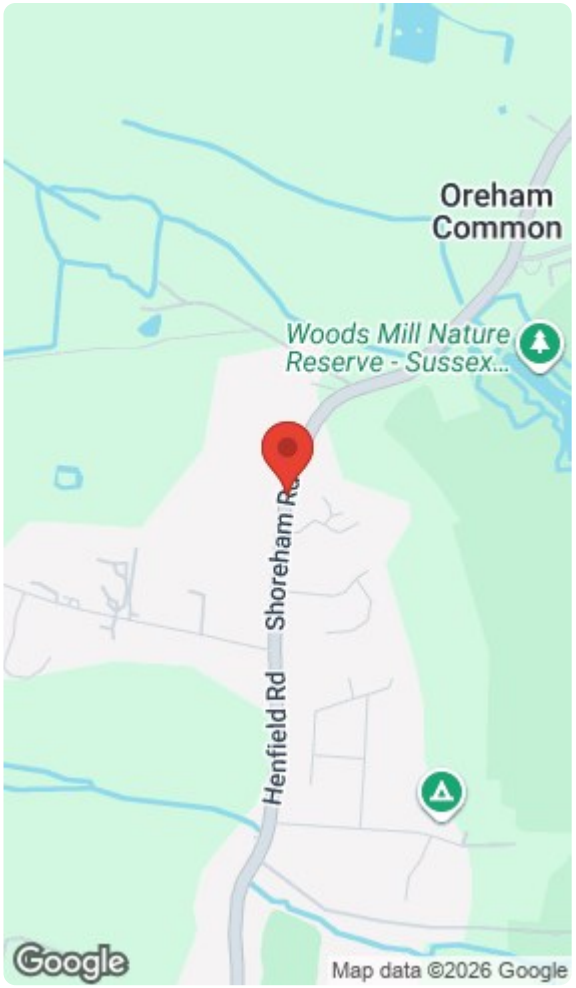
Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft
Approximate Garage Internal Area = 25.6 sq m / 276 sq ft
Approximate Total Internal Area = 165.4 sq m / 1781 sq ft
(excludes restricted head height)



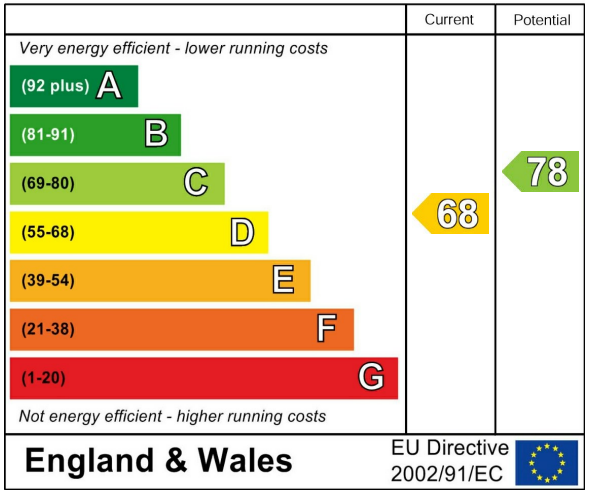
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This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating



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