



hamlyn
smith.

Downsview, Small Dole, Henfield

£400,000

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 4 Bedrooms

 1 Reception

 1 Bathroom

Guide Price £400,000 - £425,000
In a quiet cul-de-sac in Small Dole, this fantastic four-bedroom, semi-detached family home, has a lovely garden and off-street parking on its own driveway. The house has a large reception room and a conservatory, a modern kitchen, and a good size bathroom with a separate shower.

- Semi Detached Bungalow
- 4 Double Bedrooms
- West Facing Garden
- Large Driveway
- Desirable Village Location
- Conservatory





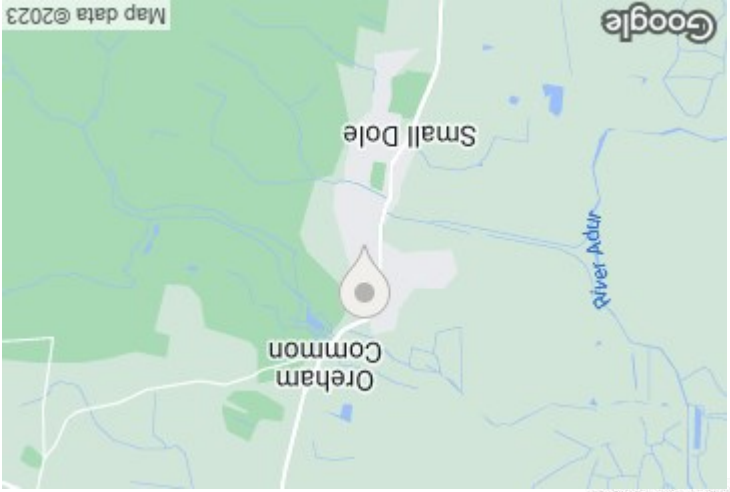
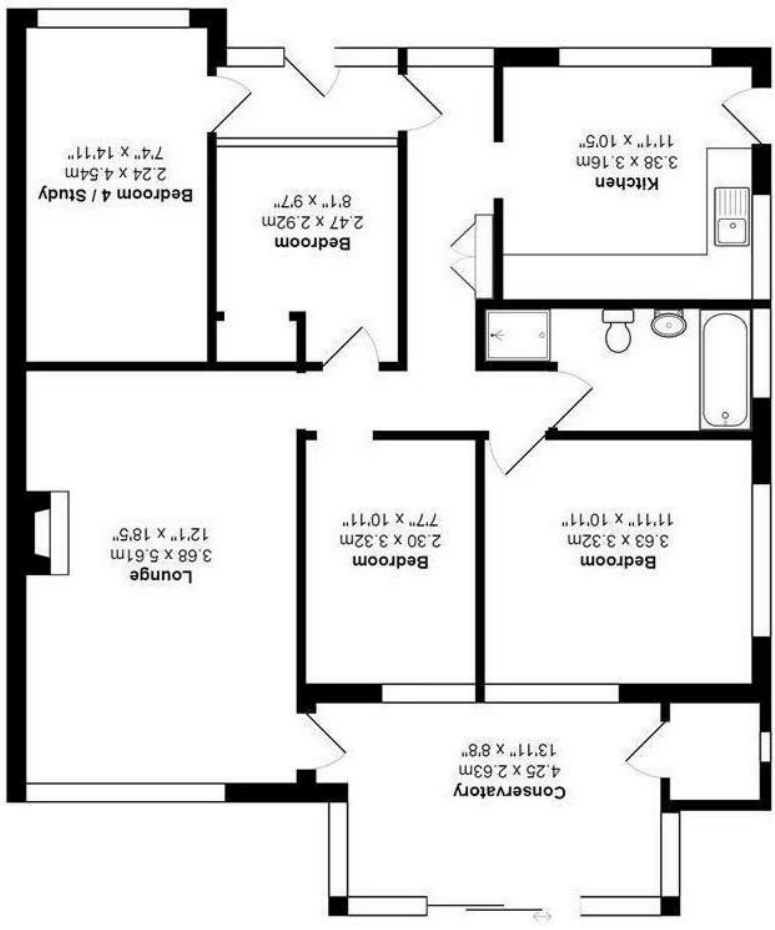
Property Description

Hamlyn Smith are delighted to bring this four-bedroom house in Small Dole to the market. This popular cul-de-sac is a quiet residential road on the edge of the Sussex village of Small Dole. The house has its own driveway and is set back from the road with a lawned front garden. The front door opens to a porch from where you continue to the entrance hall on the left or to the fourth bedroom on the right. This bedroom is currently being used as a workspace and storage area and would be perfect as a home office as it feels slightly separate from the rest of the house. From the entrance hall, you come to the kitchen on the left which is a light and spacious room, with space for a small table, and a door that gives access down the side of the house. There are modern white units with a Neff Double electric oven, a Neff gas hob, and space and plumbing for a washing machine. The living room is a wonderful space over five metres in length with views of the large conservatory from where views of the garden can be enjoyed all year round. From the conservatory, there are sliding doors onto the garden which has a patio area, a lawn, and raised beds. There is a beautiful Acer tree and the current owner has successfully grown many vegetables. There is a rhubarb patch that produces a crop from April to July. The shed has been dry-lined and has power and lighting. All the bedrooms are a good size, and the bathroom has a white suite and a separate shower cubicle with an electric shower. There are ceramic floor tiles and a chrome heated towel rail. The house is double-glazed and has gas central heating with a modern boiler located in the roof space. There is also a useful utility space off the conservatory which currently houses a tumble dryer.

Property Location
In the village of Small Dole, you will find the Fox pub, a post office, and a general store. The village hall is a busy local hub and has regular events. The renowned Ginger Fox restaurant is a few minutes' drive away. There are beautiful walks accessible nearby, on the South Downs, and Woods Mill nature reserve is only minutes away. Close by is the larger village of Henfield which has numerous pubs and cafes and further amenities, and Shoreham to the south where there is a large Tesco and Marks and Spencer. Brighton and Gatwick are easily accessed by road and Hassocks train station is a 15-minute drive, from where there are regular Southern and Thameslink services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton, and Worthing.



Total Area: 104.6 m² ... 1126 ft²



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