



**46 Downsview**  
**Small Dole, West Sussex, BN5 9YB**  
**Guide Price £387,000 Freehold**

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ESTATE AGENTS



# **A Well Presented Semi-Detached Two Bedroom Bungalow Located in Small Dole, Benefitting from an Enclosed Rear Garden and Garage in Compound.**

## **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 approximately two miles north and Steyning approximately 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**

An attractive and well presented semi-detached bungalow, comprising of entrance, entrance hall with storage cupboard, double aspect modern fitted kitchen. Light and bright double aspect living room with feature fireplace. Archway from the living room leads to the dining room/second reception room with sliding patio doors to the enclosed rear garden. Double bedroom with sky light and fitted wardrobe and further single bedroom with fitted cupboard. Modern fitted family bathroom.

The front garden is mostly laid to lawn with mature planting and path to the front door. There is side access to the rear garden with patio area and garden shed. Garage in compound.

The property further benefits from double glazing and gas central heating.

Council Tax Band - C

## **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.









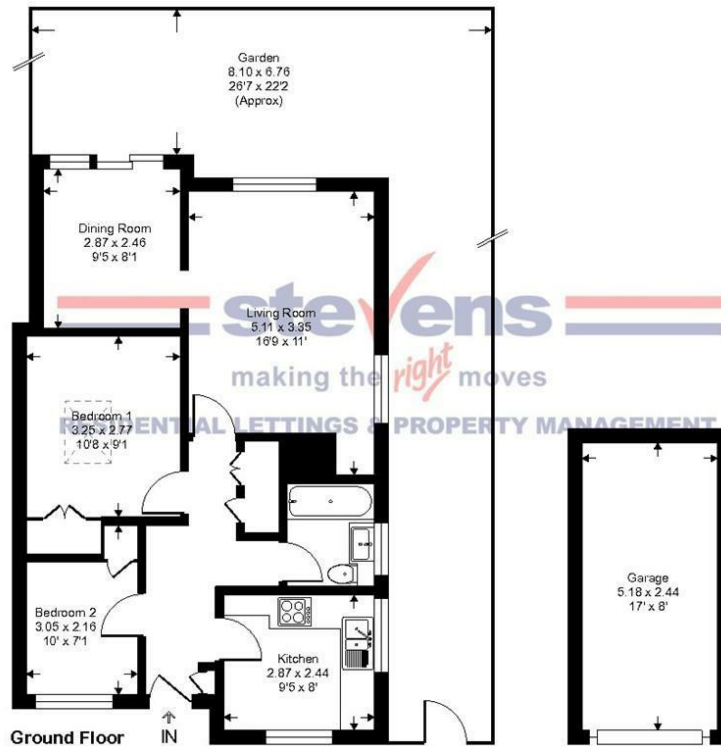






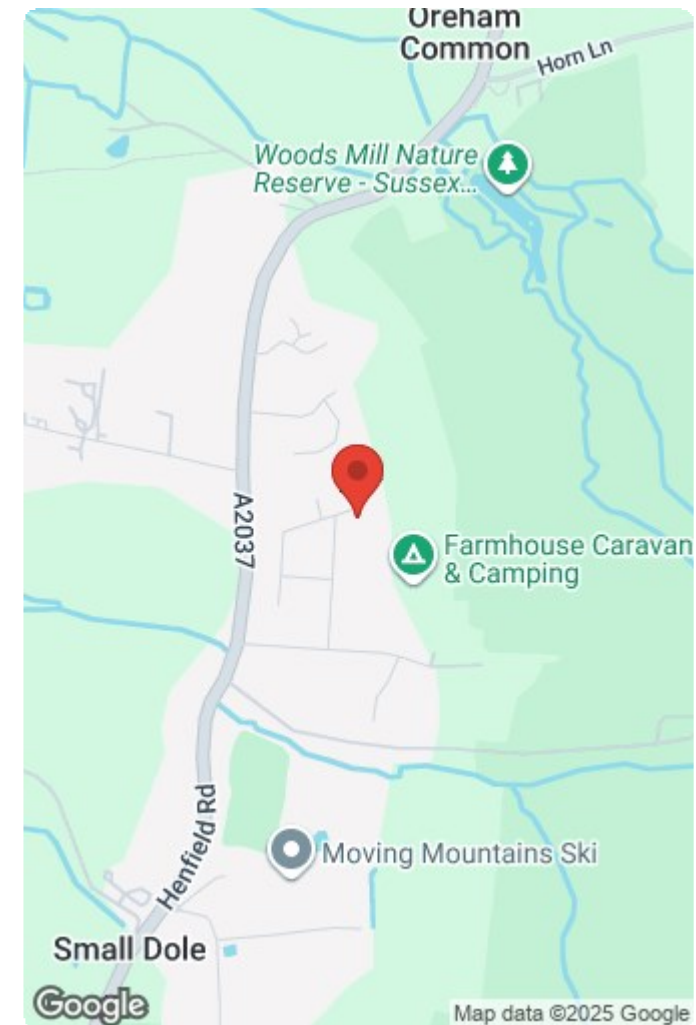
## Downsview, BN5

Approximate Gross Internal Area = 58.8 sq m / 633 sq ft  
Approximate Garage Internal Area = 12.6 sq m / 136 sq ft  
Approximate Total Internal Area = 71.4 sq m / 769 sq ft



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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