



4 Wood Lane
Small Dole, West Sussex, BN5 9YE
Guide Price £475,000 Freehold

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A Well Presented Three Bedroom Extended Semi Detached Chalet Bungalow, Situated in a Good Residential Area, Close to Country Walks.

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

The accommodation is arranged over two floors comprising of entrance porch, large hallway with stripped Oak flooring, light and bright living room/dining room also benefitting from stripped Oak flooring, wood burning stove and bi-fold doors into the rear garden. Modern double aspect fitted kitchen/breakfast room with space for table and chairs and utility room with space for tumble dryer. Bedroom 3 over looking the front garden and double second bedroom. Downstairs cloakroom.

Stairs rise to the first floor where there is a large dual aspect master bedroom with three Velux double glazed windows with distant views of the South Downs, fitted wardrobes and modern fitted family bathroom. Walk in storage cupboard with heating.

Front garden mainly laid to lawn, with shared driveway with parking for 2/3 vehicles. Enclosed rear garden mainly laid to Astro turf, decked area, flower borders with railway sleepers containing shrubs and timber garden shed with tiled roof.

The garage has been converted to provide a well appointed garden office and large storage room/workshop. The office area has power points, super fast wifi and plastered ceilings and would be ideal as a home office.

The property further benefits from Gas Central Heating and double glazing.

Council Tax Band - E

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.

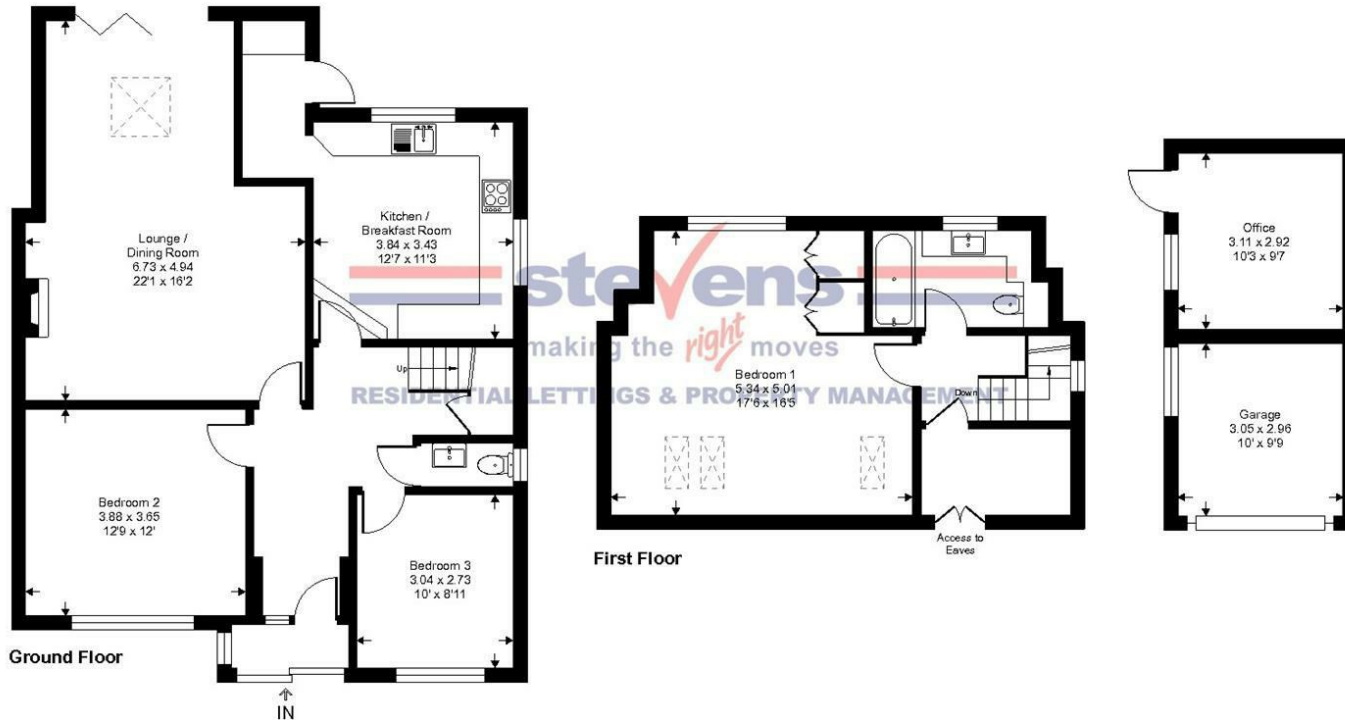






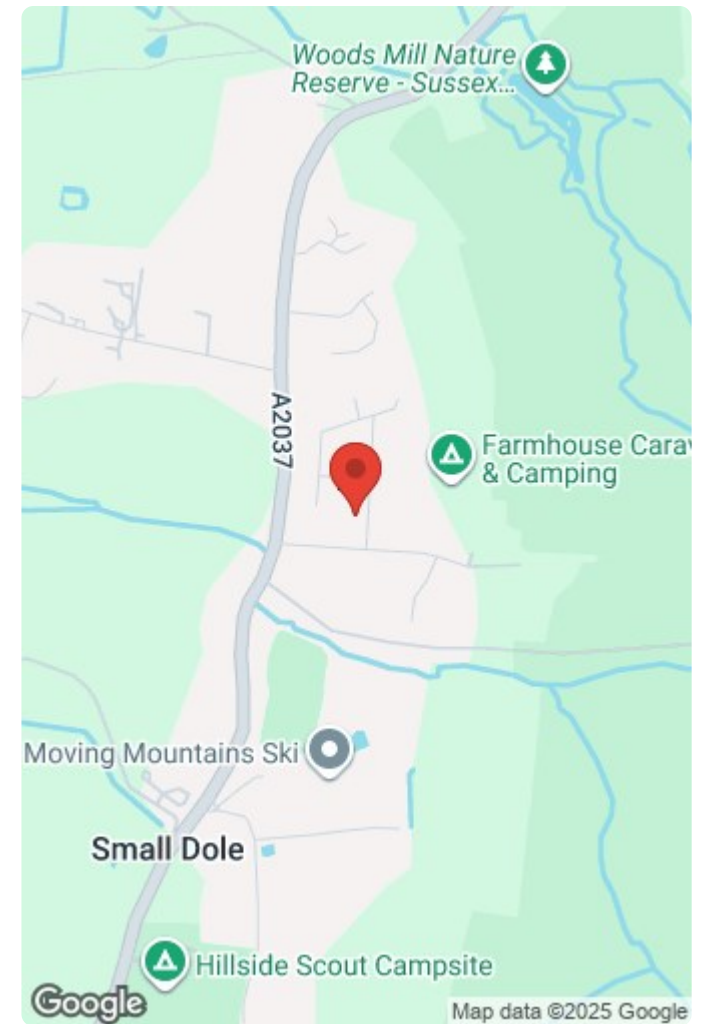
Woodlane Henfield, BN5

Approximate Gross Internal Area = 136.8 sq m / 1473 sq ft
 Approximate Garage Internal Area = 9.1 sq m / 98 sq ft
 Approximate Outbuilding Internal Area = 9.2 sq m / 100 sq ft
 Approximate Total Internal Area = 155.1 sq m / 1671 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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