



5 Wood Lane
Small Dole, West Sussex, BN5 9YE
Guide Price £437,500 Freehold

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ESTATE AGENTS

An Attractive and Well-Presented Chalet Style Property in a Favoured Residential Location Close to Local Amenities and Country Walks.

Situation

The property is situated in Wood Lane which is a popular residential road within the village 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

An attractive and well-presented semi-detached chalet style bungalow having brick elevation under a pitched tiled roof having the benefit of replacement double-glazing, gas fired central heating and east/west aspect. The accommodation is arranged over two floors comprising of entrance hall, sitting room with bi-fold doors opening to the enclosed rear garden, double aspect modern fitted kitchen/dining room also overlooking the rear garden, two double bedrooms, modern fitted shower room and separate cloakroom. Stairs rise to the first floor where there is a small landing and a third double bedroom.

Outside there is a large private driveway, shared driveway leading to the enclosed rear garden.

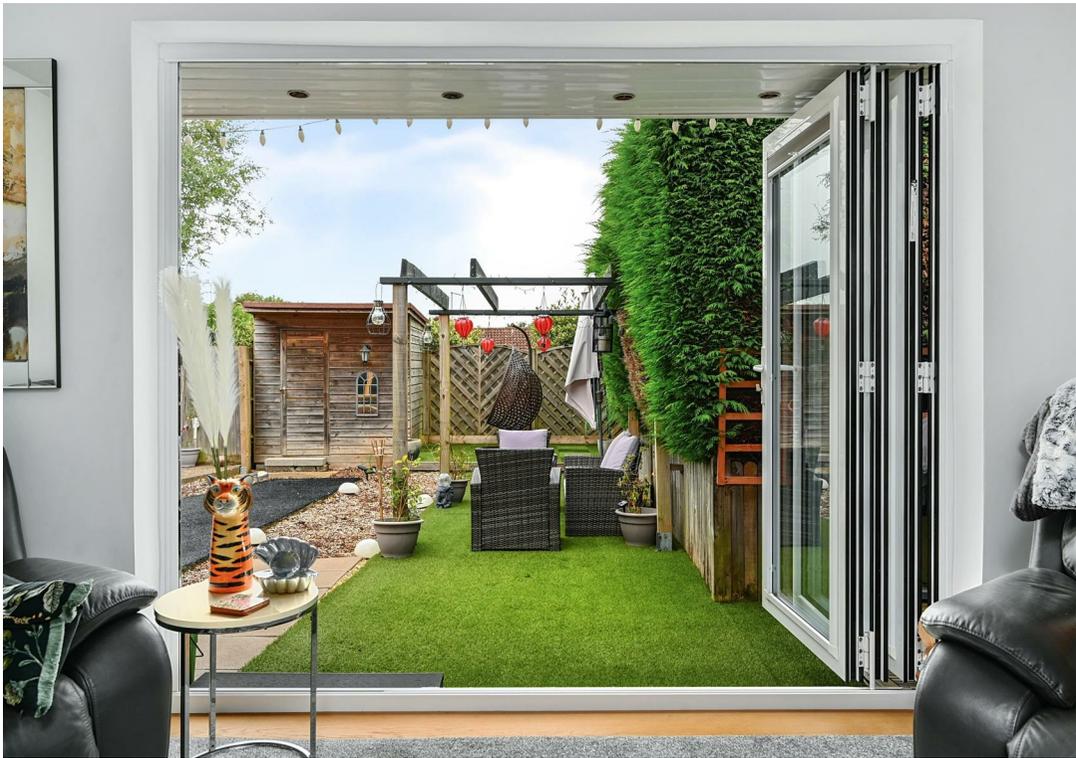
Council Tax Band - D

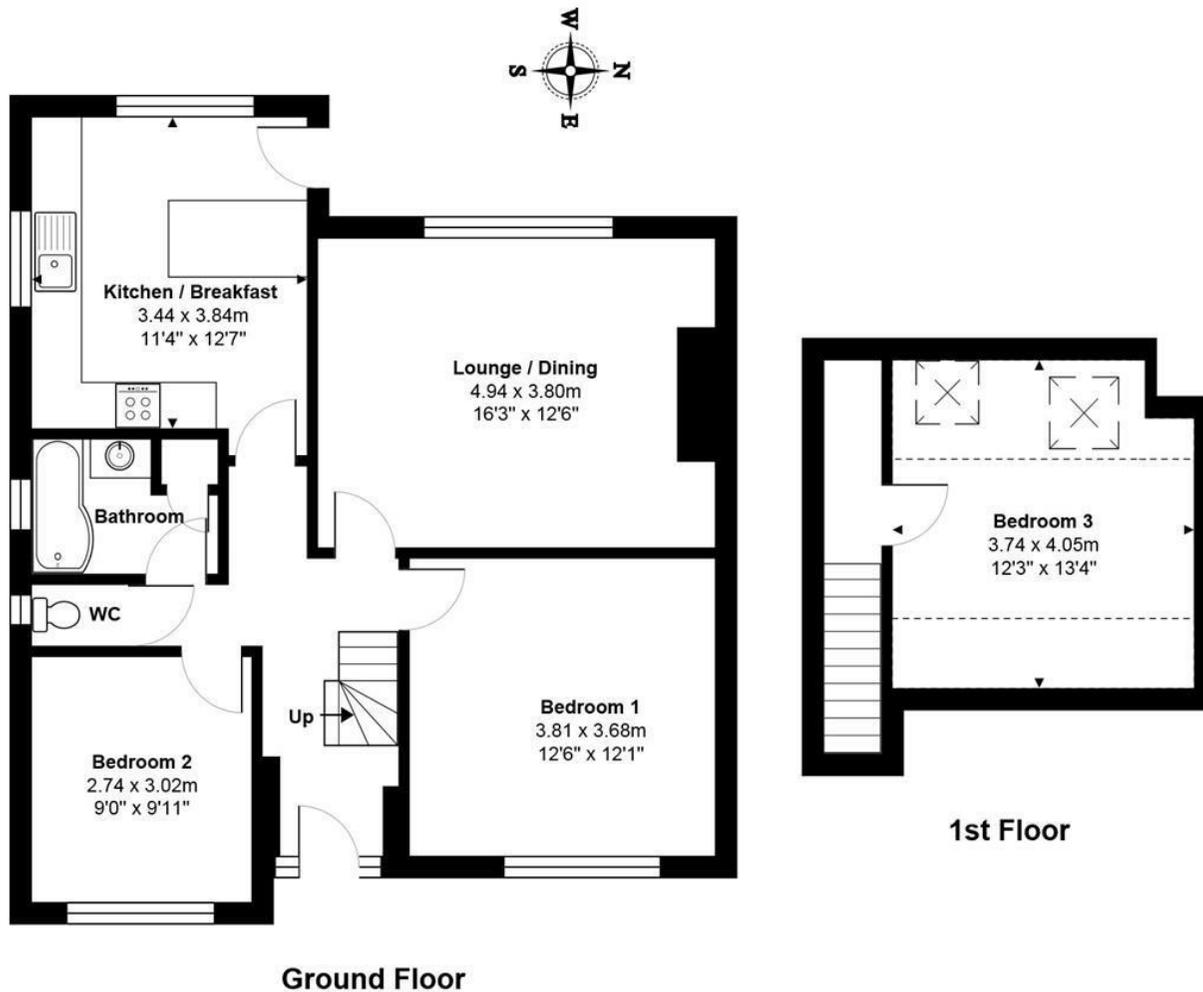
Property Misdescription Act 1991

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.



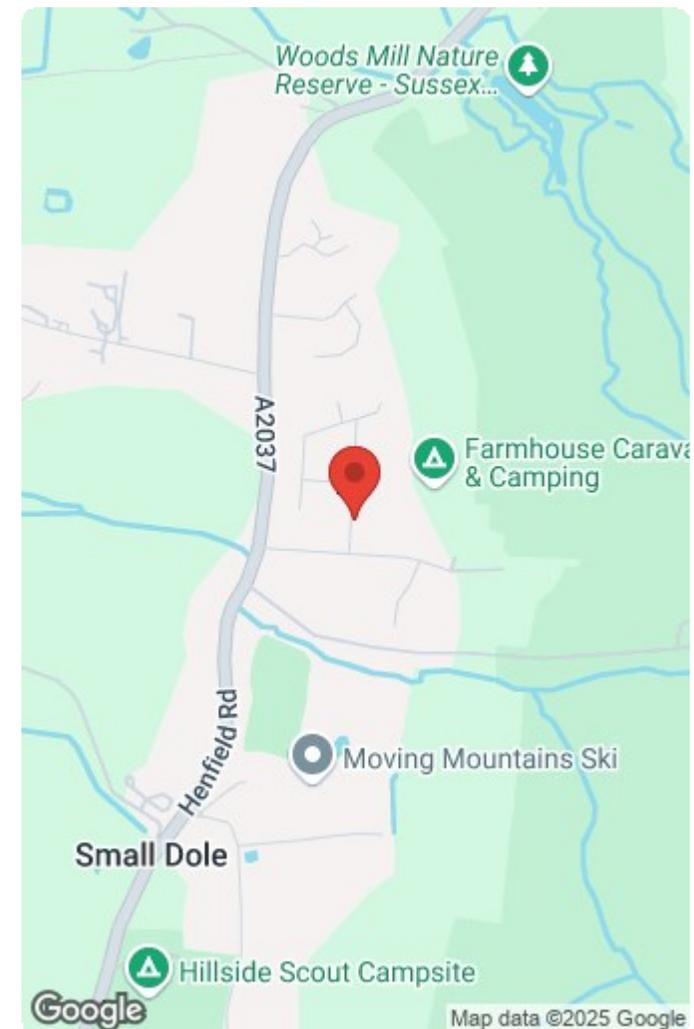






Total Area: 89.0 m² ... 958 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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