



**48 Downsview**  
**Small Dole, West Sussex, BN5 9YB**  
**Guide Price £379,950 Freehold**

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ESTATE AGENTS



# A Semi-Detached Two Bedroom Bungalow Benefitting from No On-Going Chain, Garage, Enclosed Rear Garden and 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 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

The property comprises entrance, entrance hall with storage cupboards, double aspect fitted kitchen. Light and bright double aspect living room with door leading to conservatory with sliding doors onto the enclosed rear garden. Fitted bathroom with shower over bath and two bedrooms, one with wardrobes.

The front garden is mostly laid to lawn enclosed with hedge and small wooden gate with path to front door. There is side access to the rear garden with lawn area and small patio area. Access to the garage can be done via the back gate in the rear garden.

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.



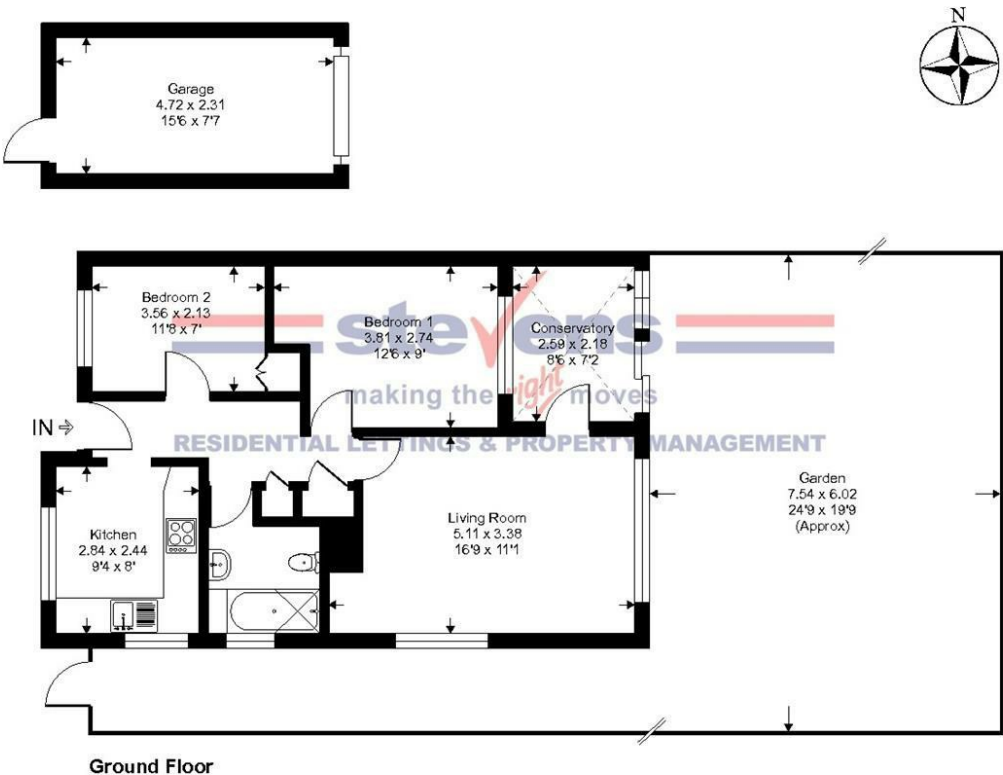






Downsview, BN5

Approximate Gross Internal Area = 59.5 sq m / 641 sq ft  
Approximate Garage Internal Area = 10.9 sq m / 118 sq ft  
Approximate Total Internal Area = 70.4 sq m / 759 sq ft



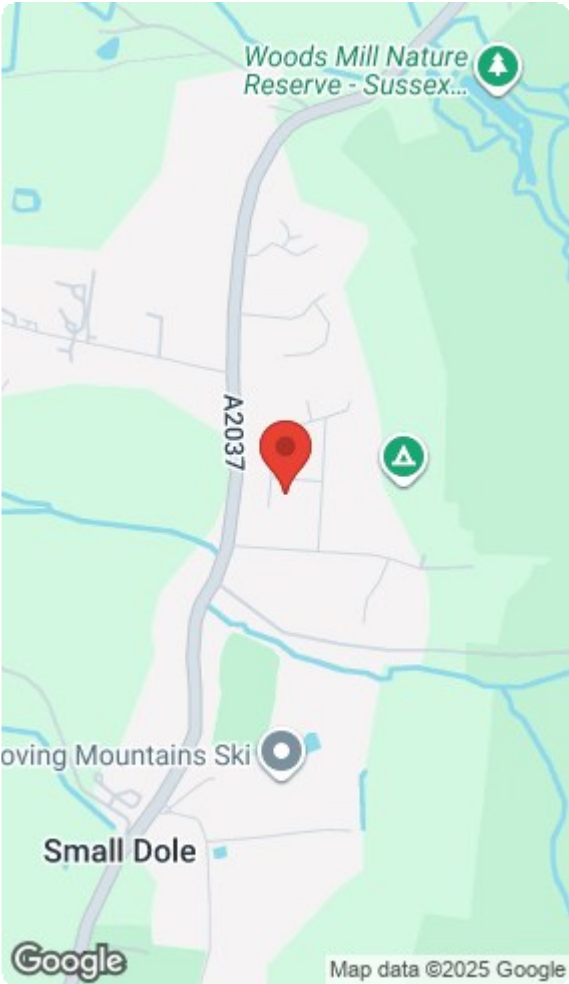
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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Viewings by appointment only

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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		
England & Wales	EU Directive 2002/91/EC	