

2 Wood Lane,
Small Dole, West Sussex, BN5 9YE
Guide Price £375,000 Freehold

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ESTATE AGENTS

A Two Bedroom Semi-Detached Bungalow in the Semi Rural Hamlet of Small Dole. Offered for Sale with No Chain, a Favoured Westerly Aspect, a Home Office/Garden Room and a Newly Fitted Kitchen.

Small Dole

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

Stevens are pleased to present this Semi-Detached Two-Bedroom Bungalow for sale, available with no chain. Located in the semi-rural hamlet of Small Dole, the property offers charming countryside walks right on your doorstep.

The bungalow features a wide block-paved driveway that provides ample private parking at the front, which also leads to the garage at the rear. Inside, the home feels bright and airy, presented in neutral tones throughout. A sizable glazed storm porch at the front separates the two double bedrooms, both of which have large windows overlooking the front, further enhancing the spacious feel.

The living room and kitchen are both situated at the rear of the property, and benefit from the westerly aspect. The kitchen has recently been fitted with a stylish range of floor and wall-mounted ink-blue shaker-style cupboards, complemented by a wood-effect countertop. The full bathroom is neatly finished with white half-tiled walls and white matching sanitary-ware.

Outside, the garden is divided into two sections. The upper part features a raised paved sun terrace to maximize the westerly aspect and capture the last rays of the sun, while the lower part is laid with artificial turf. Additionally, a versatile sunroom can serve as a work-from-home space or utility area as needed.

In our opinion, early viewing is essential to fully appreciate all that this bungalow has to offer!

Property Information

Council Tax Band D: £2,499.62 2026/2027
Utilities: Mains Gas & Electric. Mains water & sewage.
Parking: Private Drive Garage
Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (OFCOM Checker)
Mobile: Good Coverage (OFCOM Checker)

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.













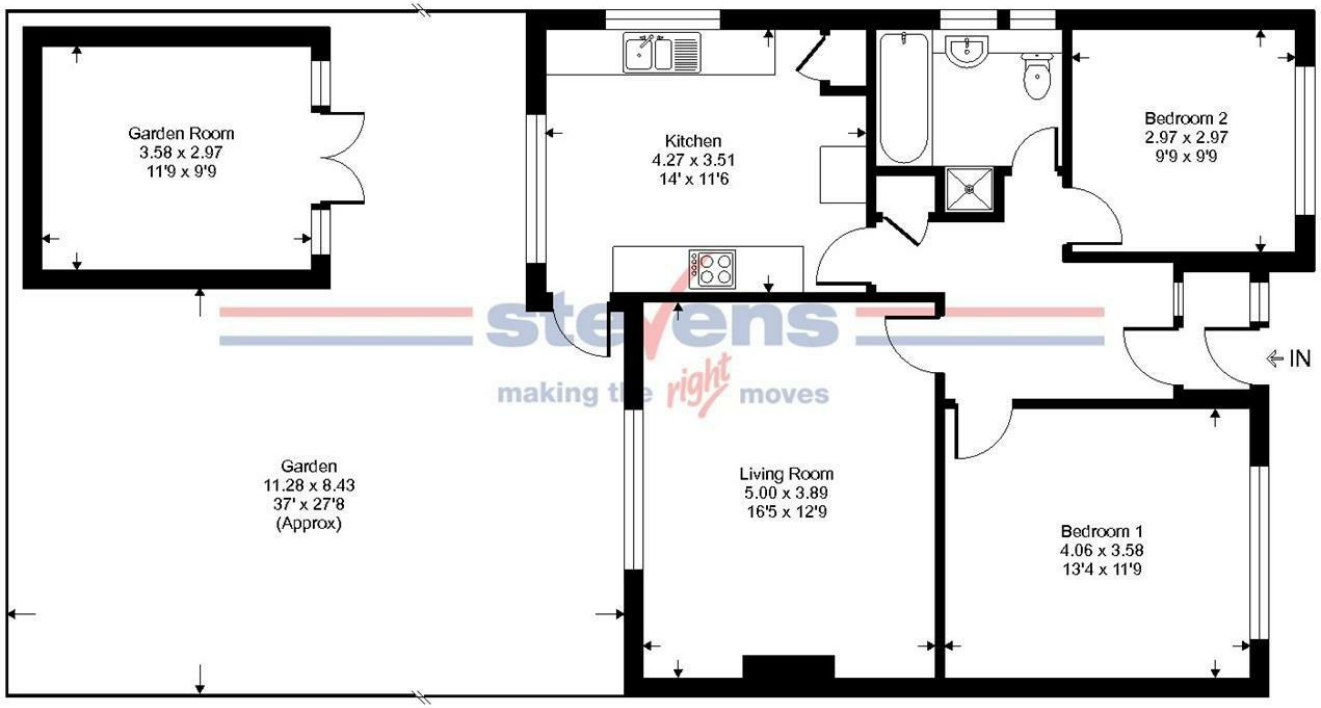






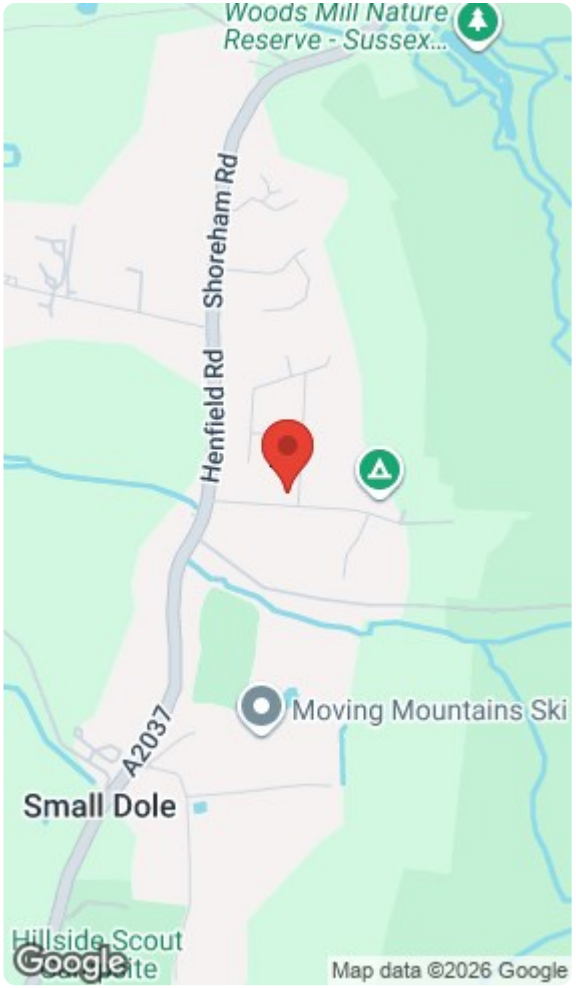
Wood Lane, BN5

Approximate Gross Internal Area = 76 sq m / 819 sq ft
Approximate Outbuilding Internal Area = 10.6 sq m / 115 sq ft
Approximate Total Internal Area = 86.6 sq m / 934 sq ft

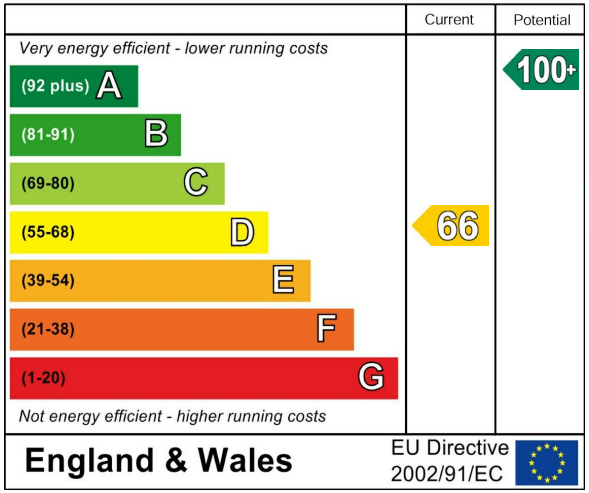


Ground Floor

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



Viewings by appointment only

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