

EPC:
Waiting

Wood Lane, Small Dole, West Sussex

Guide Price: £370,000

King & Chasemore

Established 1840









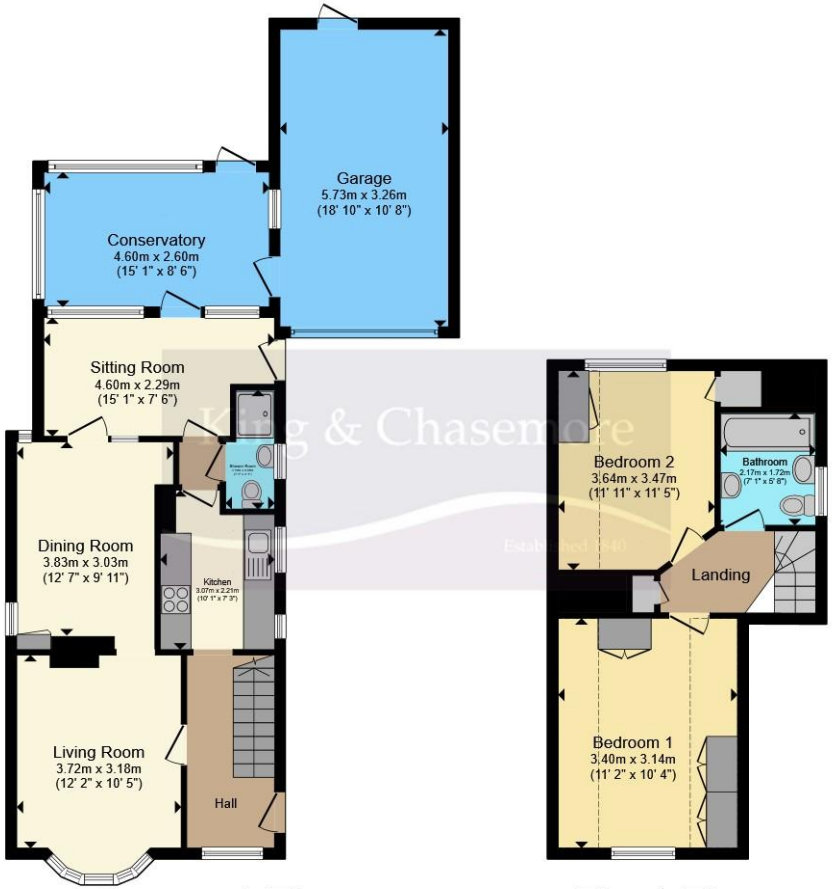












Total floor area 120.7 m² (1,300 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This detached chalet bungalow, located in the peaceful village of Small Dole, offers fantastic potential for those looking to create their perfect home. Comprising two bedrooms, a living room, dining room, sitting room, conservatory, bathroom, and a downstairs WC, the property is in need of updating, making it an ideal project for buyers looking to put their stamp on a property. The bungalow benefits from double glazing and gas heating, and outside, you will find a generous rear garden, a front garden, a driveway providing off-street parking, and a garage.

In Need of Updating – Great Project Opportunity
Offered for Sale by a Corporate Client – Remains on the Market Until Exchange of Contracts.

Small Dole is a charming village set in the heart of the West Sussex countryside, offering a peaceful and rural lifestyle while being within easy reach of nearby amenities. With its tranquil surroundings and close proximity to the South Downs National Park, the village is perfect for those who enjoy outdoor activities such as walking, cycling, and nature exploration. The area offers a serene escape with local parks and countryside walks ideal for dog owners and nature lovers alike.

Small Dole is home to a range of local shops, a friendly community pub, and essential services, ensuring you have everything you need close at hand. The village is well-connected to nearby towns for further amenities and leisure options.

Just a short drive away, Henfield is a lively and thriving village offering a wide range of amenities and excellent schools. Known for its welcoming atmosphere, Henfield has a vibrant high street filled with independent shops, cafes, and restaurants, making it an ideal place for a day out. The local Henfield Library, sports facilities, and recreational clubs ensure there is plenty to do for all ages. Henfield is also home to several beautiful parks and open spaces, making it an excellent choice for families and outdoor enthusiasts.

For schooling, Henfield benefits from well-regarded primary and secondary schools, including Henfield Primary School and The Henfield School, which are highly rated and offer excellent educational opportunities.

Travel-wise, Henfield is well-served with good rail links, with stations in both Henfield and nearby Hassocks providing regular services to London Victoria in just under an hour. Road links are also excellent, with the A23 just a short drive away, providing easy access to Brighton, Gatwick, and London.

For those looking for a village lifestyle with the benefit of being close to essential amenities, Henfield truly delivers.

This property presents a fantastic opportunity to create a home tailored to your needs in a highly sought-after location. With no onward chain, we encourage early viewing to avoid disappointment. Please contact us to arrange a viewing or to find out more.







Council Tax Band: **D**

Tenure: **Freehold**

***This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. ***

***Please note that any services, heating* system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Viewing by appointment

T: 01903 815806
E: steyning@kingchasemorecountrywide.co.uk
29 High Street, Steyning, West Sussex, BN44 3YE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

King and Chasemore is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: KSG_KSG250007_R6PL_8

King & Chasemore
Established 1840