



7 | Canons Way | Steyning | West Sussex | BN44 3SS

**H.J. BURT**  
Chartered Surveyors : Estate Agents







7 | Canons Way | Steyning | West Sussex | BN44 3SS

Offers over £550,000 | Freehold



- Extended, detached family house.
- Four Bedrooms, two bathrooms
- Large kitchen, living room, dining room and office.
- Rear garden with decked area
- Driveway providing off road parking
- Double glazing and Gas fired heating
- Sought after residential location
- No forward chain

### Description

A very spacious four bedroom detached family house with driveway situated in a popular residential area of Steyning.

This modern house built by Barrett homes in 1989 originally had a double length garage which has been converted to an office and dining room (no building regulations) creating a lot of living space while still having a spacious bay fronted living room and a large kitchen/breakfast room.

There are four bedrooms, the main having an en-suite bathroom with a family shower room and downstairs cloakroom. The house is fully double glazed including the front porch. There is a rear fenced garden mainly laid to lawn with mature trees and shrubs with a covered decked area running along the back of the house.

At the front is a formal front garden with large hedge for privacy and off street parking for two vehicles.

No onward chain.

### Location

what 3 words ///lobster.messed.basically

Situated on the Eastern side of the town, the property is well located for nearby country walks and the High Street with its wide range of traditional local shops, trades and services. Within easy reach is the modern health and leisure centre with a swimming pool and other community facilities as well as schools for all age groups and churches of most denominations.

### Information

Property Reference: HJB02751

Photos & particulars prepared: 6th February 2024 (Ref JW)

Services: Mains services of electricity, gas, water and drainage.

Local Authority: Horsham

Council Tax Band: 'F'

The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

### Viewing

An internal inspection is strictly by appointment with:

#### H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



**IMPORTANT NOTE:** These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

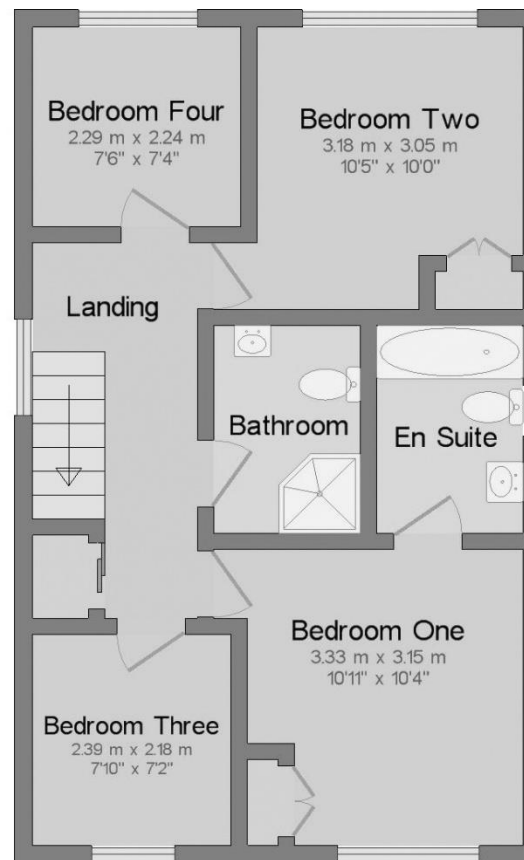












This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

Total approx floor area: 1410.2 ft<sup>2</sup> (131.0 m<sup>2</sup>)