



15 | Henderson Walk | Steyning | West Sussex | BN44 3SG

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £550,000-£575,000 | Freehold



- Large extended detached house
- Five bedrooms inc main with ensuite and balcony
- Spacious kitchen/diner plus conservatory
- Double length garage and off street parking
- Large garden to rear laid to lawn
- Living room, study and play room
- Gas fired heating and double glazing

Description

A very spacious detached house offering versatile accommodation and a large garden in Steyning. Occupying a corner plot in a small residential cul-de-sac this modern house boasts five bedrooms, four reception rooms and two bathrooms while also having a large kitchen, conservatory and a double length garage. Henderson Walk was built in the late 1990s as part of the Gatewayke development and the modern house is well appointed with gas fired heating and double glazing.

A large extension was added so the house is much larger than first appears. There is a good size kitchen/breakfast room with good storage, an AGA cooker (not currently connected) and space for a table and chairs, this leads to a big conservatory with a lovely outlook over the garden.

The living room has an open working fireplace and two further rooms off used as a study and a playroom, while another room is currently a ground floor bedroom. Upstairs a main bedroom is spacious with built-in wardrobes, an ensuite bathroom and a private balcony. Three further bedrooms have access to a family bathroom. There is a double length garage to the side with rear access, power and a window. Unusually for these houses, there is a large rear garden which wraps around and is mainly laid to lawn but also has a patio, fruit trees and mature plants and shrubs.

Location

What3words:///rebel.selling.watch

Henderson Walk is in the popular Gatewayke Park area to the East of Steyning town and is close to Steyning Grammar and Primary schools. Steyning high Street has a diverse range of traditional local shops, trades and services and lies at the edge of the South Downs

National Park. Steyning boasts a health and sports centre with swimming pool, other community facilities including a wide range of societies and organisations and schools for all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property.

Information

Property Reference: 1686

Photos & particulars prepared: by H J Burt July 2024 (ref JW)

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

New Fuse board installed May 2024

Local Authority: Horsham District Council

Council Tax Band: 'E'

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.

H.J. BURT Steyning

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

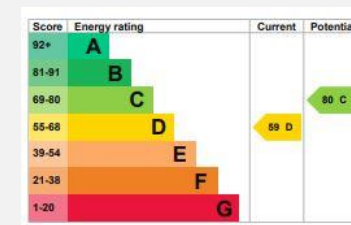
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



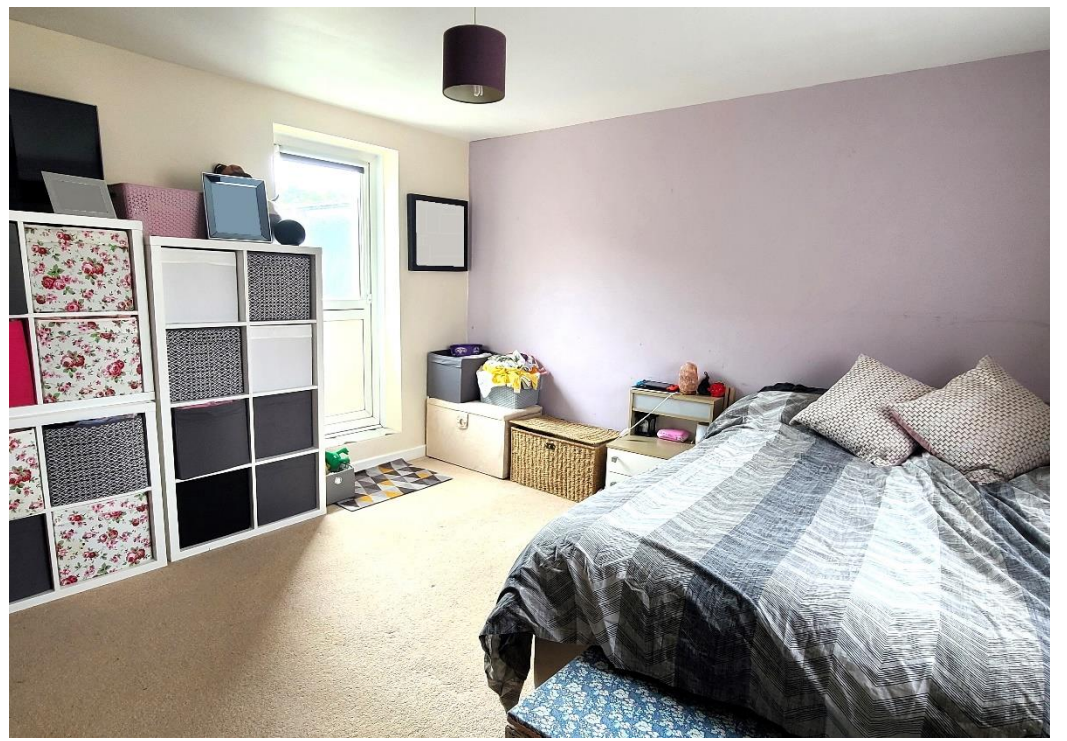
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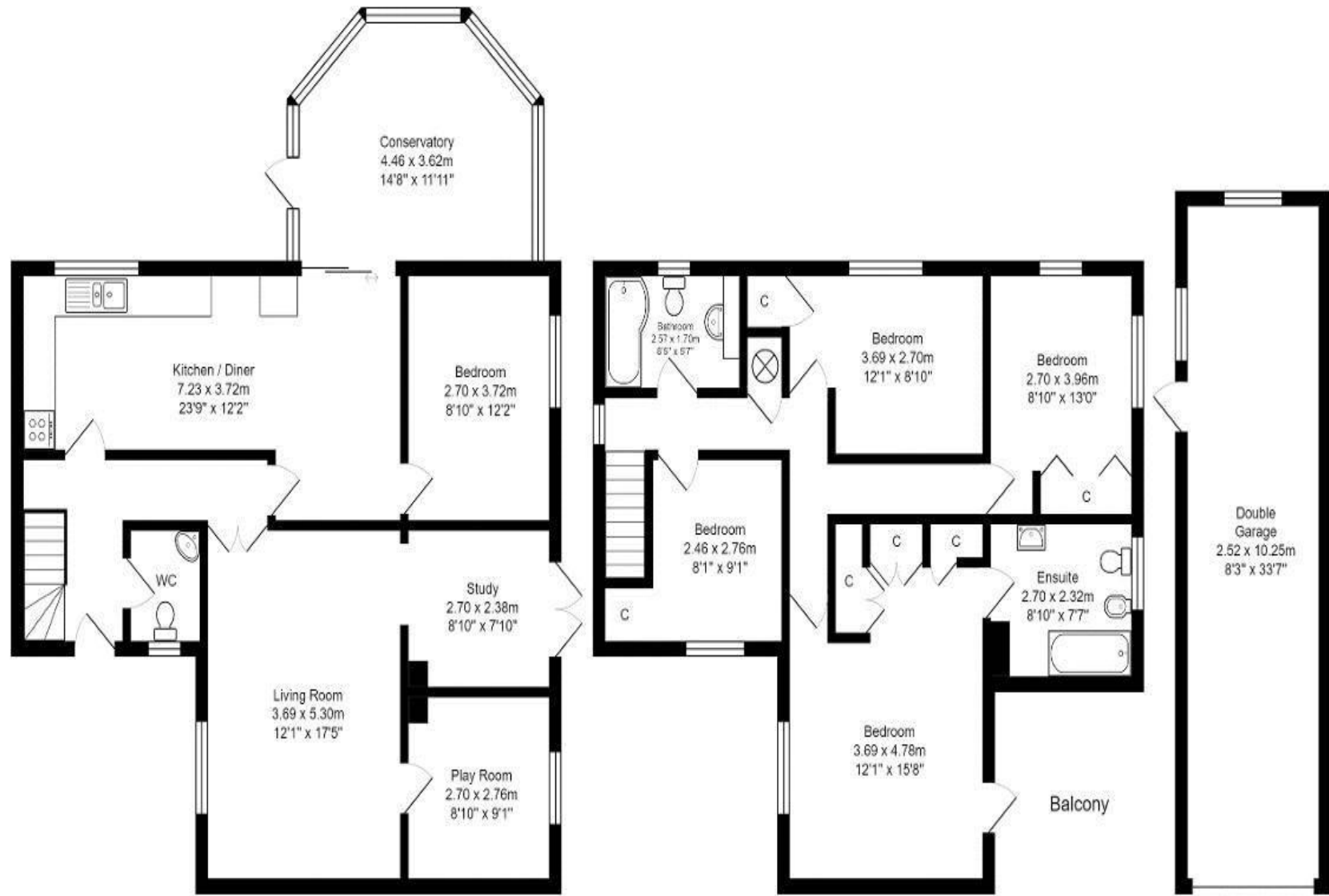


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.









Area: 95.4 m² ... 1027 ft²

Area: 71.0 m² ... 764 ft²

Area: 25.8 m² ... 278 ft²

Henderson Walk, Steyning, BN44 3SG

Total Area: 166.4 m² ... 1791 ft² (Excluding Garage)

All measurements are approximate and for display purposes only.

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