

Lettings

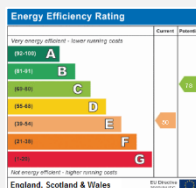


7 | Canons Way | Steyning | West Sussex | BN44 3SS

H.J. BURT
Chartered Surveyors : Estate Agents



- Detached family house EPC: E | Council Tax: F | Deposit: £1,955.00
- Four Bedrooms, two bathrooms
- Driveway providing off road parking
- Rear garden with decked area
- Sought after residential location
- Gas central heating



Description

A spacious four bedroom detached family house with driveway and rear garden situated in a popular residential area of Steyning. With well planned accommodation comprising lounge with gas coal effect fireplace, large kitchen/breakfast room, large dining room/playroom, downstairs WC, to the first floor are two double bedrooms (master with ensuite bathroom) and two single bedrooms, family shower room

Lounge 19' 2" x 11' 4" (5.852m x 3.451m)

gas coal effect fireplace, laminate flooring, neutral decor, double glazed bay window

Kitchen/Breakfast Room 17' 9" x 12' 6" (5.421m x 3.805m)

Fitted with a range of wooden wall and base units, integrated gas hob and electric oven, plumbing for washing machine and dishwasher, patio door leading to garden

Playroom/dining room 33' 9" x 8' 3" (10.281m x 2.506m)

Double glazed window to front and patio door to rear, neutral decor, built in shelving

WC Low level WC and basin

Bedroom One 11' 0" x 10' 4" (3.355m x 3.161m)

built in wardrobes, double glazed window, neutral decor

En-suite Bathroom

Pale coloured suite comprising bath with shower attachment, low level WC and basin

Bedroom Two 10' 6" x 10' 0" (3.209m x 3.060m)

Double glazed window over looking garden, built in wardrobe and dressing table

Bedroom Three 7' 7" x 7' 5" (2.303m x 2.269m)

built in wardrobe, double glazed window

Shower Room Suite comprising corner shower cubicle with power shower, low level WC and basin inset into vanity unit

Bedroom Four 7' 11" x 7' 3" (2.415m x 2.202m)

Radiator, double glazed window

Outside

Rear garden mainly laid to lawn with covered decked area. Front driveway providing off road parking

Location

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 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

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band F.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (REF JL)
5. **Property Reference:** HJB02242

Viewing An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

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