



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

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £435,000 | Freehold



- Lovely end of terrace house with garage and garden.
- Quiet cul-de-sac location
- Three bedrooms
- Luxury bathroom and kitchen
- Excellent annex/office/studio
- Gas fired central heating and double glazing
- Low maintenance fenced garden with astroturf, patio and raised pond
- Vendor suited.

Description

This charming end-of-terrace home has been rendered to stand out in its quiet cul-de-sac location in central Steyning. Offering three bedrooms, this modern property has been thoughtfully updated by the current owners to create a welcoming and stylish home with numerous benefits.

The bright and spacious double-aspect living/dining room features laminated flooring and double doors that open onto the garden, allowing for seamless indoor-outdoor living. Adjacent is a well-presented kitchen, finished in contemporary neutral tones. A convenient downstairs WC completes the ground floor. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, along with a luxurious bathroom installed in 2022.

Outside, the front garden is neatly laid to shingle and can double as occasional parking. The rear garden is a tranquil retreat, featuring a synthetic lawn, patio area, and raised water feature. Two doors lead into the garage and annex, both finished with crisp grey weatherboarding and fitted with outdoor lighting. The garage benefits from an electric up-and-over door, power, a ladder to loft storage, and a rear room previously used as an office. parking is available in front.

In 2023, a spacious annex/office/studio—essentially a fantastic man cave—was added. Fully insulated and powered, it offers ample room for a desk, sofa, and even a beer fridge, making it a versatile space for work or relaxation. With the vendors having already secured their next home, they are keen to move, presenting an excellent opportunity for new buyers.



Location

what3words///animals.betraying.already

Henderson Walk is formed of two cul-de-sacs in the popular Gatewick 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: HJB03148
- Photos & particulars prepared: by H J Burt June 2025 (ref JW)
- Services: Mains services of electricity, gas, water and drainage.
- Local Authority: Horsham District Council
- Council Tax Band: 'D'

There are plans drawn up for an attic conversion available on request. The roof was refurbished in 2024.

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.







Henderson Walk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garage & Office
Approximate Floor Area
293.85 sq ft
(27.30 sq m)

Ground Floor
Approximate Floor Area
358.22 sq ft
(33.28 sq m)

First Floor
Approximate Floor Area
358.22 sq ft
(33.28 sq m)

Approximate Gross Internal Area (Excluding Garage) = 66.56 sq m / 716.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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