



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

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £600,000 - £625,000 | Freehold



- Four bedroom detached house in quiet cul-de-sac location.
- Lovely open plan kitchen/dining room with quartz worktops and integrated appliances
- Large corner plot giving extended front garden & additional parking spaces
- Living room with fireplace, additional playroom/study
- Ensuite to main bedroom with family bathroom and downstairs cloakroom
- East Facing garden laid to lawn with large deck and mature borders
- Gas fire heating and double glazing throughout
- Garage with internal door and plumbing for washing machine etc.

Description

Tucked away at the end of a quiet cul-de-sac, Number 14 enjoys a larger-than-average plot, offering an impressive front garden and good size parking area.

The property is accessed via a composite front door into a spacious and welcoming hallway, complete with a convenient cloakroom. The bay-fronted living room features an attractive fireplace with gas fire and flows seamlessly through sliding doors into the stunning kitchen/dining space.

This exceptional open-plan area was fully transformed in 2023, when two rooms were combined to create a bright and contemporary hub of the home. The bespoke kitchen is finished to a high specification, boasting quartz worktops, a generous peninsula, integrated appliances, a classic butler sink, and stylish laminated oak flooring. There is ample space for dining, and French doors open directly onto the garden, perfect for entertaining. An adjoining versatile room currently serves as a playroom or home office, also benefiting from garden access, matching kitchen cabinetry, and an internal door to the garage. A Worcester boiler, installed in 2023, is neatly concealed within this space. Upstairs, the property offers four well-proportioned double bedrooms, three with built-in storage. The principal bedroom features its own en-suite shower room, while the family bathroom includes a bath; both are fitted with power showers.

Externally, the front garden is laid to shingle, providing a low-maintenance yet appealing space, while the East-facing rear garden is beautifully presented with a lawn, a spacious wooden deck, and mature, well-stocked borders—ideal for relaxing or entertaining.

Location

What three word ///represent.measuring.thinnest

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. Steyning is a charming historic town in West Sussex, England, located at the foot of the South Downs. Known for its picturesque streets, independent shops, and traditional architecture, it retains a strong village feel while offering a rich history dating back to Saxon times. The town is home to Steyning Grammar School, one of the oldest schools in the country, and serves as a gateway to scenic walking routes across the South Downs, making it popular with visitors and locals alike.

Information

Property Reference: HJB03420

Photos & particulars prepared: by H J Burt June 2026 (JW).

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

Local Authority: Horsham District Council

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.

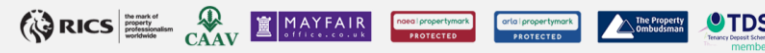
Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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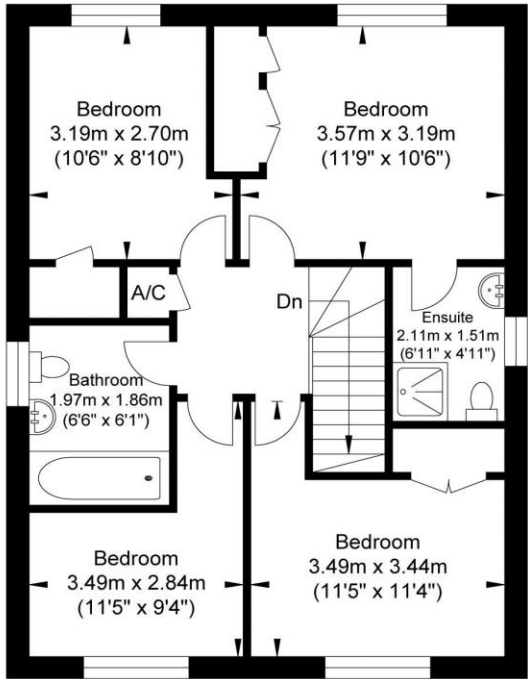
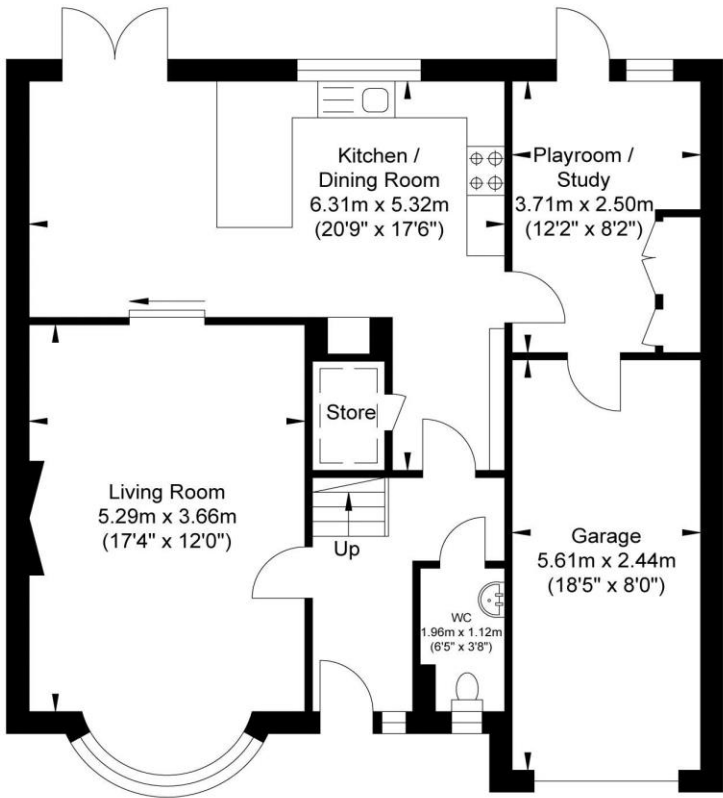


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should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





Canons Way



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
863.91 sq ft
(80.26 sq m)

First Floor
Approximate Floor Area
585.44 sq ft
(54.39 sq m)

Approximate Gross Internal Area = 134.65 sq m / 1449.35 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.