

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

H.J. BURT
Chartered Surveyors : Estate Agents



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Asking Price: £525,000 | Freehold

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- Detached four bedroom house.
- Driveway and garage with electric door
- Well presented family accommodation
- Sought after residential area
- Pretty South facing rear garden
- Gas central heating & double glazing
- No forward chain

Description

A well-presented detached four-bedroom family home with garage and south-facing gardens, located in a popular residential area of Steyning.

This attractive property offers well-planned and versatile accommodation ideal for family living. The ground floor features a spacious lounge with oak flooring and a decorative stone fireplace, with double doors opening into the dining area, creating a light and sociable living space. The well-fitted kitchen is complemented by a separate utility room and a convenient downstairs WC.

To the first floor are three double bedrooms, including a main bedroom with en-suite shower room, along with a further single bedroom. A modern family bathroom completes the accommodation. The property benefits from full double glazing and gas-fired central heating throughout.

Externally, the house enjoys a formal front garden and driveway providing parking and access to the integrated garage. To the rear is a south-facing garden, mainly laid to lawn with a patio area and mature planted borders, ideal for outdoor entertaining.

Offered for sale with no onward chain, this home presents an excellent opportunity for buyers seeking a home they can add their own mark.

Location

What 3 Words ///ordeals.spreads.admit

27 Canons Way is situated on the East side of Steyning a quiet residential road within the historic market town of Steyning, nestled at the foot of the South Downs. The property providing convenient access to a wide range of local amenities while enjoying a peaceful setting. Steyning High Street is within easy walking distance and offers an excellent selection of independent shops, cafés, pubs and restaurants, along with everyday facilities including a post office, pharmacy and health services. The town is well regarded for its community feel and traditional character. The area is particularly popular with families, benefiting from highly regarded local schooling for all ages. For commuters, nearby road links provide access to Worthing, Shoreham-by-Sea, Brighton and beyond, with mainline rail services available from Shoreham-by-Sea and Brighton offering direct routes to London. Surrounded by beautiful countryside, the property is ideally placed for outdoor enthusiasts, with the South Downs National Park close by, offering an abundance of walking, cycling and recreational opportunities.

Information

Property Reference: HJB03359
Photos & particulars prepared: August 2026 (Ref 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 outgoings, 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 | steyning@hjburt.co.uk
Find us @H.J.Burt

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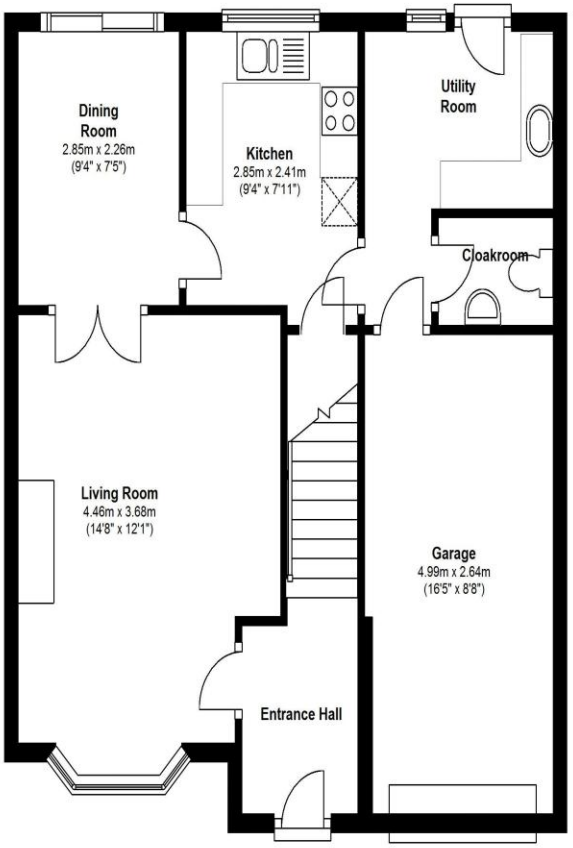






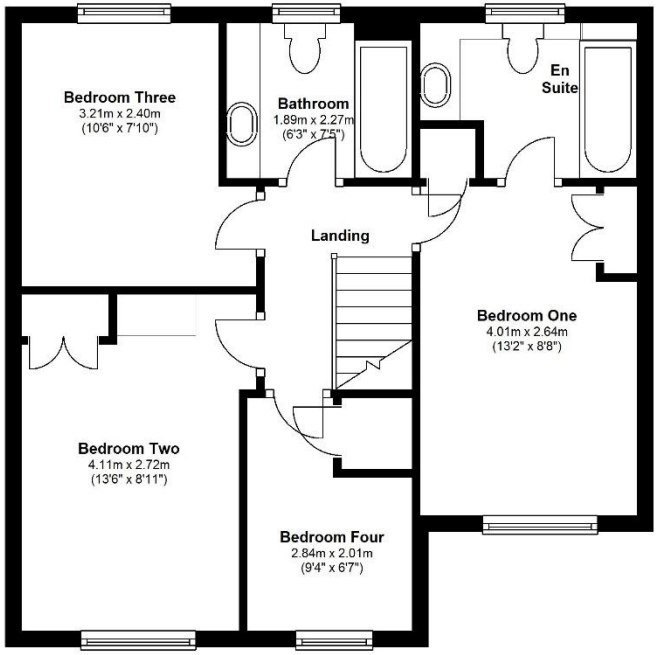
Ground Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)





Total area: approx. 111.0 sq. metres (1194.4 sq. feet)

This floorplan is for identification purposes only and not drawn to scale unless stated. Dimensions are shown to the nearest 7.5cm/3"
Plan produced using The Mobile Agent.

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