



8 CANONS WAY

STEYNING, WEST SUSSEX BN44 3SS

Hamilton Graham

ESTATE AGENTS

The house occupies a corner plot on this now mature residential development of detached homes just over half a mile from the town centre and within easy walking distance of primary and secondary schooling. The picturesque town of Steyning offers a good range of shops, Post Office, schools for all ages, modern health centre, library, museum and leisure centre with swimming pool. There are superstores at Shoreham-by-Sea, about 5 miles away, with mainline railway station. Worthing and Brighton are about 8 and 10 miles respectively and Gatwick can usually be reached in about 40 minutes by car.

A well-presented detached house built in 1991 of conventional construction with brick elevations and replacement double-glazed windows under an interlocking tiled roof. The house has been carefully maintained by the present owners and provides ideal accommodation for a family or the active retired. There is neutral décor throughout and gas-fired central heating to radiators.

Covered Entrance: Composite front door with glazed panels and double-glazed side screen to:

Entrance Hall: Timber-effect flooring continuing into living space (presently carpeted).

Sitting Room: 13'9" x 13'2" plus bay window (4.20m x 4.01m) Coved ceiling. Recessed ceiling lighting. Feature coal-effect gas-fired contemporary fireplace. Archway to:

Dining Room: 9'8" x 9'1" (2.94m x 2.77m) Double-glazed French doors overlooking and opening to the rear garden and patio.

Kitchen: 9'8" x 9'6" (2.94m x 2.90m) Overlooking the rear garden. Range of marble-effect Formica worktops with inset ceramic sink unit with swing mixer tap. Range of Magnet undercounter cupboards and drawers, including deep pan drawers. Four-ring gas hob with Zanussi oven beneath and concealed filter hood over. Matching wall units. Integrated AEG microwave and integrated refrigerator and freezer. Integrated dishwasher. Understairs storage cupboard with fitted shelving.

Cloakroom: Modern white suite of low-level WC and corner basin with mixer tap. Part-tiled walls. Recessed ceiling lighting.

Utility Room: 6'3" x 5'6" (1.90m x 1.67m) Formica worksurface with inset stainless steel sink unit with swing mixer tap. Space and plumbing for appliances. Fitted wall cupboards. PVCu door with glazed panel to rear garden.

From the entrance hall, stairs lead to the **FIRST FLOOR**

Landing: Loft access. Linen cupboard housing lagged hot tank with fitted immersion heater and slatted shelving.

Bedroom 1: 13'6" x 10'0" (4.12m x 3.04m) Pair of windows with some distant views of the Downland skyline. Recessed double wardrobe cupboard.

En-Suite Shower Room: Modern white suite of pedestal basin and low-level WC. Tiled shower recess with glazed door.

Bedroom 2: 9'4" x 9'0" (2.85m x 2.74m) Overlooking the rear garden. Recessed double wardrobe cupboard.

Bedroom 3: 9'3" x 8'1" (2.82m x 2.47m) Overlooking the rear garden.

Bedroom 4: 9'0" x 8'1" (2.73m x 2.47m) Distant views of the Downland skyline.

Family Bathroom: Modern white suite of panelled bath with mixer tap fitting, independent shower head and glazed shower screen. Washbasin with mixer tap and low-level WC. Full tiling to walls. Fitted wall mirror. Shaver point. Recessed ceiling lighting.

OUTSIDE

Integral Garage: Newly-fitted up and over door. Power and light connected. Fitted shelving. Personal side door. Wall-mounted gas-fired Worcester Bosch condensing boiler providing hot water and central heating.

Front Garden: Double-width tarmac driveway with area of lawn and established beech hedging.

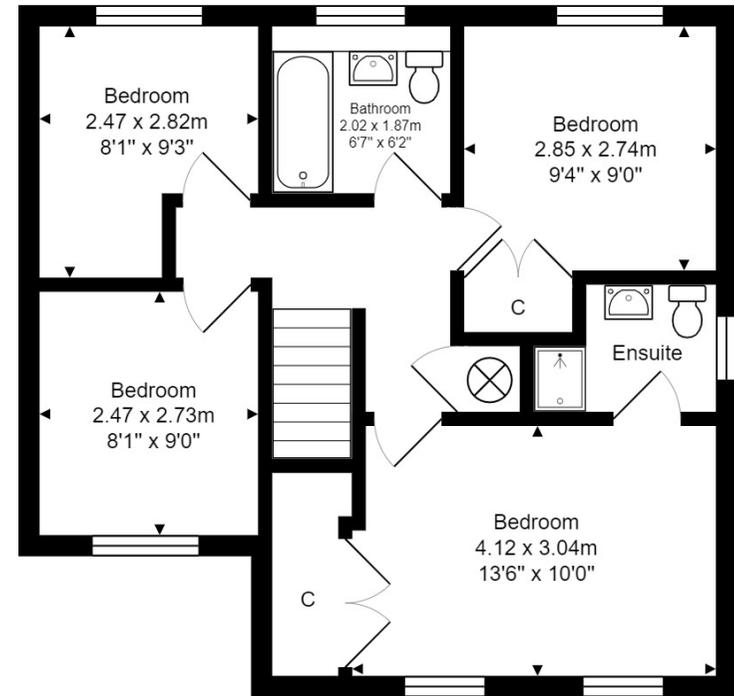
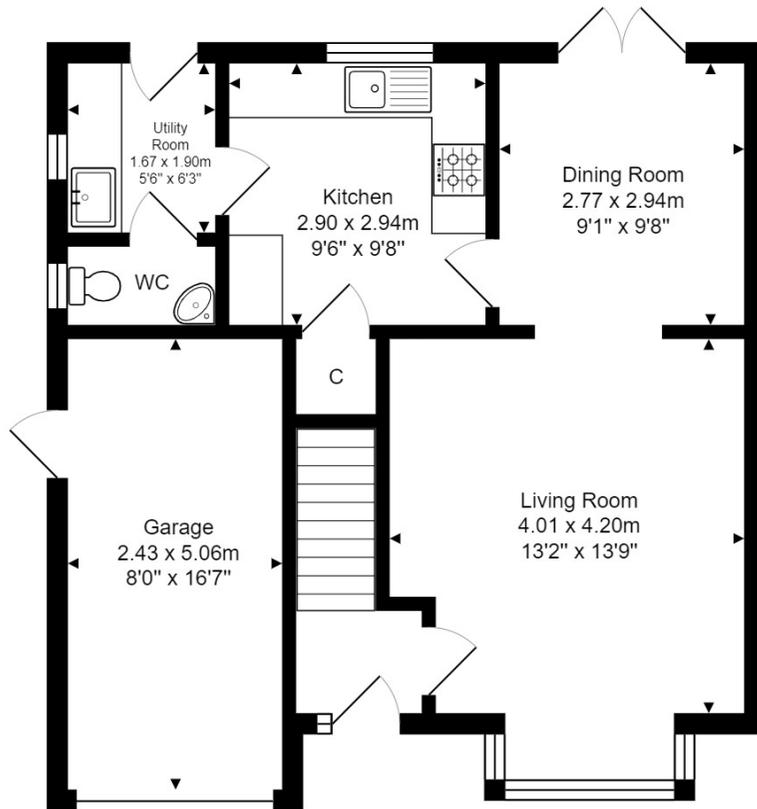
Rear Garden: Contained by fencing with paved patio section adjoining the rear of the house with lawn beyond and low sleeper walls containing established shrubs. Water tap. Power point. Gated side access. Timber garden shed.





Total Approximate Floor Area 1134 Sq FT (105.3 Sq M)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		82
		69
England & Wales	EU Directive 2002/91/EC	



Services: All main services are connected | Council Tax: Valuation Band: 'F'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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IMPORTANT NOTE

1. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
2. Measurements, distances and aspects where quoted are approximate.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
4. The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
5. All statements contained in these particulars as to this property are made without responsibility on the part of Hamilton Graham. Intending purchasers must satisfy themselves on these matters.