

Lettings



27 Canons Way,
Steyning, West Sussex.

H.J. BURT
Chartered Surveyors : Estate Agents

27 Canons Way,

Steyning, West Sussex. BN44 3SS

Rental Guide: £1,700 Per calendar month

To let on an Assured Shorthold Tenancy (unfurnished) -

- Detached four bedroom house
- Driveway and garage
- Well presented family accommodation
- Sought after residential area
- Pretty rear garden
- Gas central heating

Description

A beautifully presented detached four bedroom family house with garage and lovely gardens, situated in a popular residential area of Steyning. With well planned accommodation comprising lounge with wood effect flooring and decorative fireplace, double doors leading to dining area, well fitted kitchen, utility and downstairs WC, to the first floor are three double bedrooms (master with ensuite) and a further single bedroom, modern family bathroom.

Entrance Hall

Wood effect laminate flooring.

Lounge

Wood effect flooring, decorative fireplace, radiator, bay window with shutters, double doors leading to:

Dining Room

Wood effect flooring, radiator, French doors leading to garden.

Kitchen

Fitted with a range of cream wall and base

units with wood effect worktops, integrated AEG electric oven and microwave, integrated hob with extractor over, slimline dishwasher, tiled floor, radiator.

Utility room

Wall and base units to match kitchen, plumbing for washing machine and space for tumble dryer, tiled floor, double glazed door leading to garden.

WC

Modern white suite comprising low level WC and basin inset into vanity unit, tiled floor.

Bedroom One

Built-in wardrobes, double glazed window, radiator. Door leading to:

Ensuite shower room

Suite comprising corner shower cubicle, low level WC and basin inset into vanity unit, tiled floor, heated towel rail, obscured double glazed window.



Bedroom Two

Built-in wardrobe and dressing table, double glazed window, radiator.

Bedroom Three

Radiator, double glazed window overlooking rear garden.

Bedroom Four

Double glazed window, radiator, airing cupboard.

Bathroom

Modern white suit comprising bath with shower over, WC and basin inset into vanity unit, tiled floor, heated towel rail, obscured double glazed window.

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 modern 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.

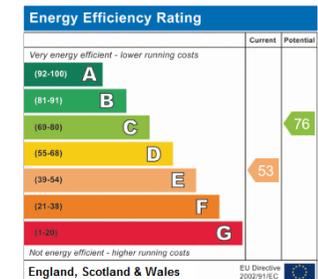


Information

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 October 2020.

Viewing

Strictly by appointment with H.J. Burt's Lettings Department: 01903 879488.



The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE | 01903 879488 | steyning@hjburt.co.uk | www.hjburt.co.uk

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