



**MANSELL
McTAGGART**

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14 Canons Way, Steyning

Prices From **£600,000**



14 Canons Way

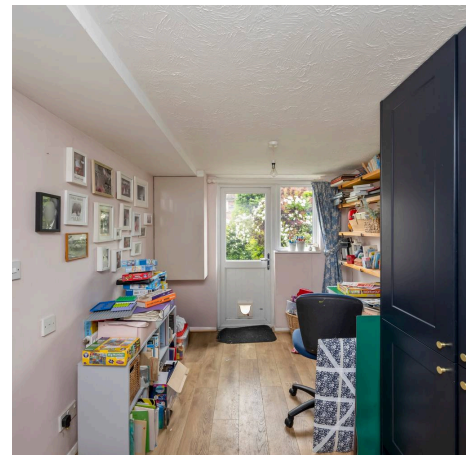
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Spacious four bed detached home with modern 2024 kitchen, two receptions, en-suite, large driveway, and scope to extend. Close to schools, leisure centre, and great road links.

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached House
- New Kitchen 2024
- Large Driveway for Multiple Vehicles
- Garden with Potential to Extend Over (STPC)
- Good Size Garden
- Second Reception Room/ Study or Office
- En-suite to Bedroom 1
- Sought After Local Close to Local Schools and Leisure Centre
- Good Road Links to A24, A27, Brighton & Hove



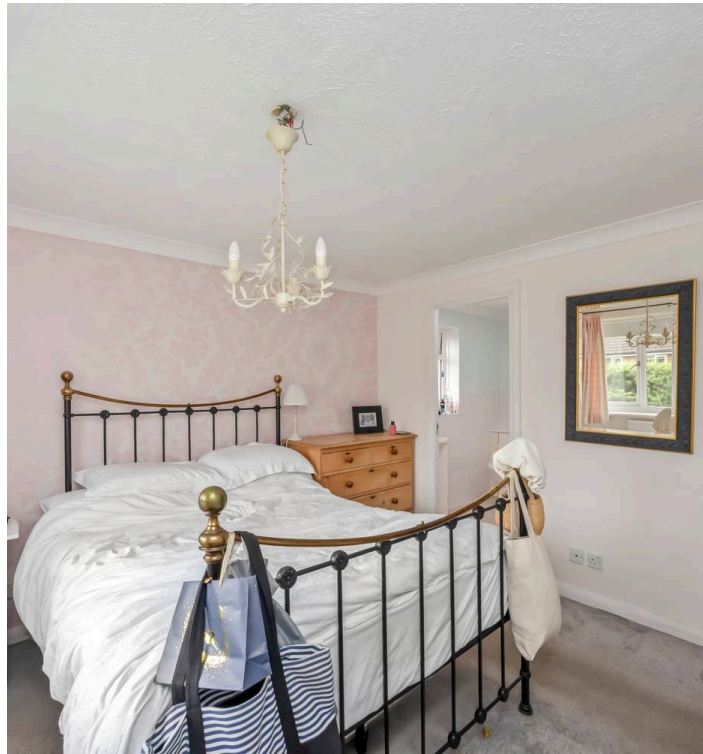
14 Canons Way

Steyping

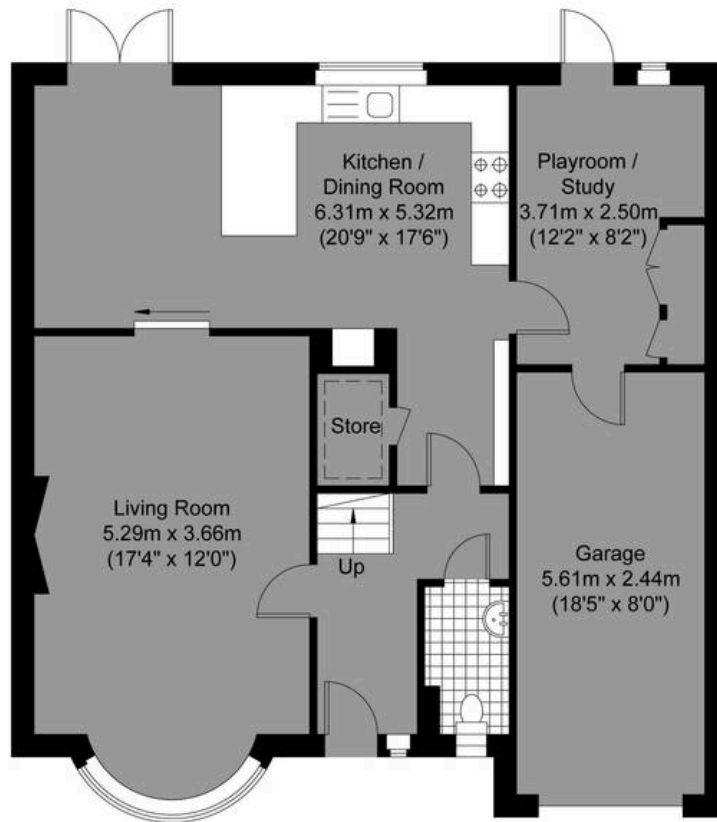
Nestled in a highly sought after location, this beautifully presented four bedroom detached house welcomes you with a sense of space and comfort from the very first step inside. We have truly fallen in love with the recently fitted kitchen (new in 2024), which acts as the heart of the home, boasting sleek finishes and modern appliances that make both everyday living and entertaining a delight. The layout flows seamlessly into a generous living area, perfect for relaxing with family or hosting friends, while a second reception room offers enviable flexibility - whether you dream of a quiet study, a creative workspace, or a cosy snug, the choice is yours.

Upstairs, the four well-proportioned bedrooms provide plenty of room for everyone, with the principal bedroom enjoying its own en-suite for a touch of privacy and luxury. The remaining bedrooms are all thoughtfully arranged, ideal for children, guests, or even a dressing room if you wish. We are particularly fond of how each space feels light and inviting, with ample storage throughout to keep life organised and clutter-free.

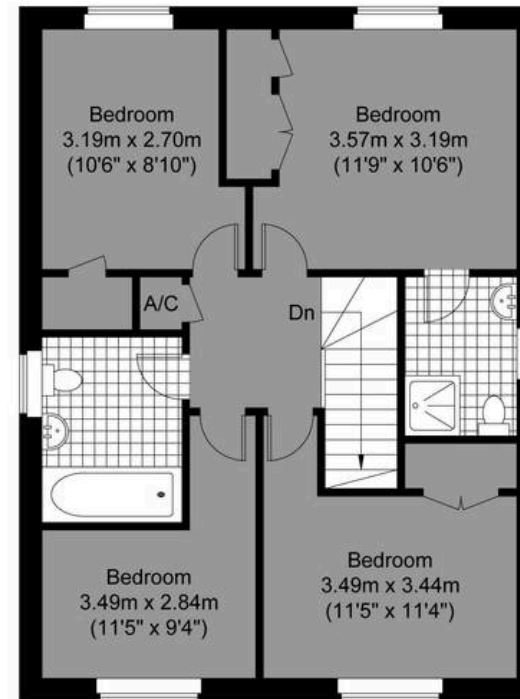
Practicality is at the forefront here, with a large driveway offering parking for multiple vehicles and easy access to excellent road links including the A24 and A27, making journeys to Brighton & Hove or further afield wonderfully straightforward. Families will especially appreciate being so close to well-regarded local schools and the nearby leisure centre, adding to the everyday convenience and appeal



Approximate Gross Internal Area (Including Garage) = 134.65 sq m / 1449.35 sq ft



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)

Canons Way



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

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