



**Price**  
**£400,000**

**Freehold**

3x  1x  2x 

**Coombe Close, Langley  
Green, Crawley, West  
Sussex, RH11**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Semi detached house
- Quiet cul de sac location
- Garage and shared driveway
- Re-fitted kitchen with integrated appliances and re-fitted bathroom
- Close to local schools, shops and public transport

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'8 x 11'1 (3.56m x 3.38m)

Dining Area: 12'6 (3.81m) x 11'9 (3.58m)  
narrowing to 9'6 (2.90m)

Kitchen: 7'9 x 7'7 (2.36m x 2.31m)

### FIRST FLOOR

Landing

Bedroom 1: 12'7 x 11'5 (3.84m x 3.48m)

Bedroom 2: 11'2 x 9'10 (3.41m x 3.00m)

Bedroom 3: 8'8 x 7'11 (2.64m x 2.41m)

Bathroom : 7'10 x 7'1 (2.39m x 2.16m)

### OUTSIDE

Front Garden

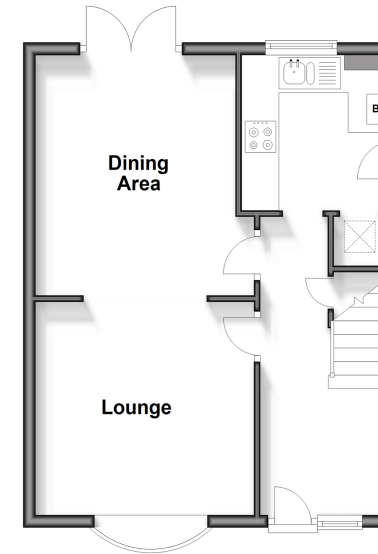
Rear Garden

Garage

Shared Driveway

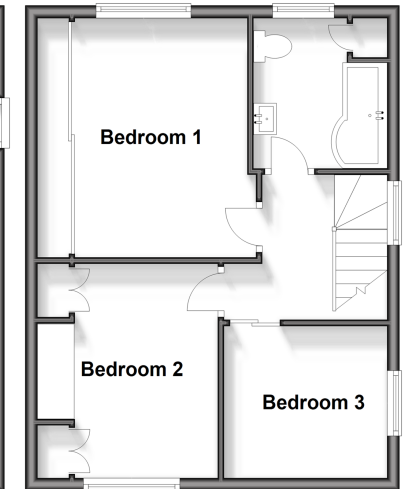
### Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



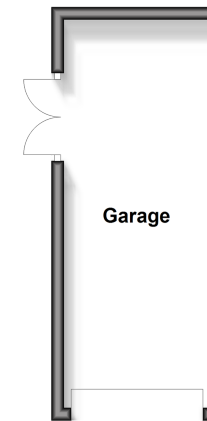
### First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



### Outbuilding

Approx. 15.1 sq. metres (162.2 sq. feet)



**Call Crawley - 01293 522233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20419320/20240503/SS/DC