



Price
£349,995

Freehold

2x  2x  1x 

**Langmead Place, Water
Lane, Angmering, West
Sussex, BN16**

cubitt & west
Helping you move forwards



Main features

- Open plan living and dining area
- Integrated kitchen appliances
- Stainless steel splashbacks
- Roca sanitary ware to bathroom
- Wall tiles to bathroom

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 11'9 x 6'6 (3.58m x 1.98m)

Lounge/Dining Room: 15'4 x 13'10
(4.68m x 4.22m)

FIRST FLOOR

Landing

Bathroom

Bedroom 2: 13'10 x 7'5 (4.22m x 2.26m)

Bedroom 1: 12'1 x 10'5 (3.69m x 3.18m)

En Suite Shower Room

OUTSIDE

Front & Rear Gardens

Allocated Parking



Landing window to plots 453 & 456 only

No bathroom window to plots 373, 454 & 457

Call Rustington - 01903 775576 ■ 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



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