



Price

£459,995

Freehold

3x  2x  1x 

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

cubitt&west
Helping you move forwards



Main features

- Open plan kitchen, dining and family area
- En suite bathroom to bedroom 1
- Roca sanitary ware to bathrooms
- Wall tiles to bathrooms
- Integrated kitchen appliances

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Family/Diner: 19'10 x 18'6 (6.05m x 5.64m)

Living Room: 12'2 x 11'3 (3.71m x 3.43m)

Utility: 5'10 x 5'5 (1.78m x 1.65m)

FIRST FLOOR

Landing

Bedroom 1: 12'11 x 11'3 (3.94m x 3.43m)

En Suite Shower Room

Bedroom 2: 13'5 x 9'3 (4.09m x 2.82m)

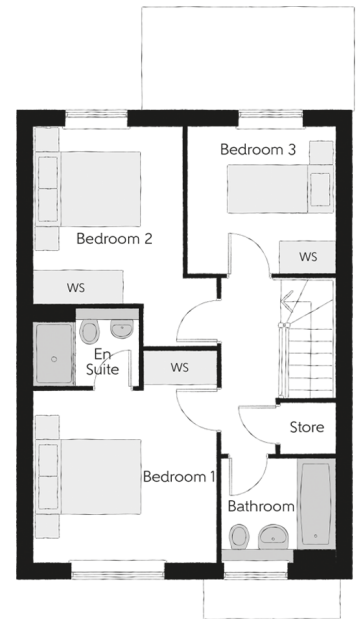
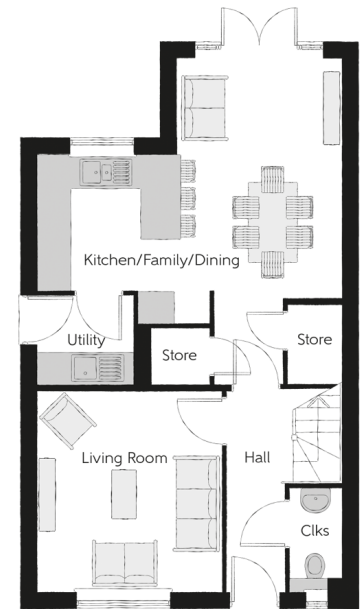
Bedroom 3: 9'0 x 9'0 (2.75m x 2.75m)

Bathroom

OUTSIDE

Front & Rear Gardens

Car Port and Driveway



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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