



Price
£469,995

Freehold

3x  2x  1x 

**Plot", Holmwood Way,
Langmead Place,
Angmering, BN16**

cubitt & west
Helping you move forwards



Main features

- Open plan kitchen and dining area
- En suite to bedroom 1
- Roca sanitary ware to bathrooms
- Wall tiles to the bathroom
- Dual aspect living area

Accommodation

GROUND FLOOR

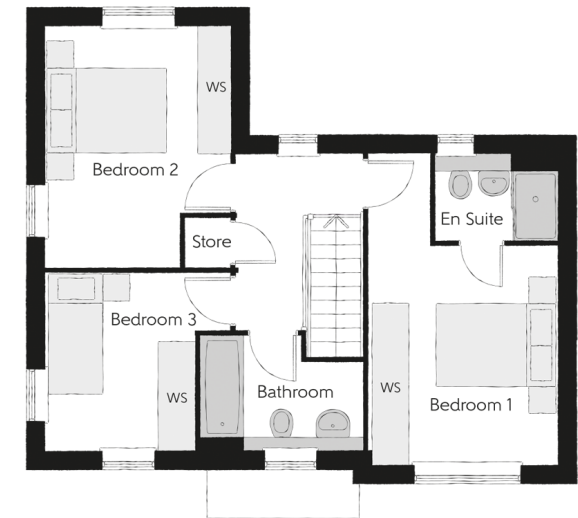
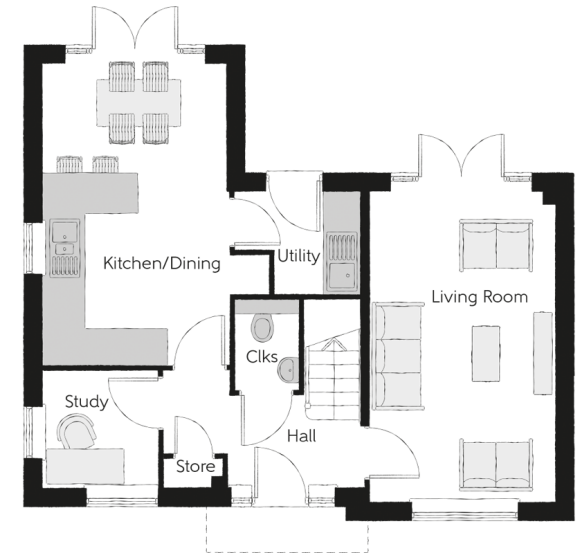
- Entrance Hall
- Cloakroom
- Study: 6'4 x 6'3 (1.93m x 1.91m)
- Living Room: 16'8 x 10'0 (5.08m x 3.05m)
- Kitchen/Dining Room: 16'4 x 10'0 (4.98m x 3.05m)
- Utility: 6'9 x 5'6 (2.06m x 1.68m)

FIRST FLOOR

- Landing
- Bedroom 1: 16'8 x 10'2 (5.08m x 3.10m)
- En-suite Shower Room
- Bedroom 2: 13'0 x 10'0 (3.97m x 3.05m)
- Bedroom 3: 9'8 x 8'1 (2.95m x 2.47m)
- Bathroom

OUTSIDE

- Front Garden
- Rear Garden
- Carport
- 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



23708160/20240416/FM/KP