



Walnut Lane
Langley Green, West Sussex RH11 7NH

£399,950

Astons are pleased to offer the opportunity to purchase this four bedroom house which is situated on the edge of Langley Green in Walnut Lane. The property offers scope for improvement and would make a lovely spacious family home or investment purchase. The property benefits from two reception rooms, which provide ample room for relaxation and entertaining, a downstairs shower room, a kitchen/breakfast and four good sized bedrooms.

In addition to its spacious interiors, the property benefits from parking for one vehicle, a valuable asset in this bustling area. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those who commute or enjoy exploring the surrounding areas.

With its inviting atmosphere and practical features, it presents a wonderful opportunity for prospective buyers or renters looking to settle in a vibrant community. Do not miss the chance to view this lovely property and envision your future here.



Hallway

Double glazed front door, radiator, stairs to the first floor, doors to:

Downstairs Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, wc, part tiled walls, tiled floor, heated towel rail, extractor fan, obscured double glazed window.

Lounge

Double glazed window to the front, feature fireplace with a living flame gas fire, radiator, wood effect flooring.

Dining Room

Double glazed patio doors to the garden, radiator, wood effect flooring.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a washing machine , cooker and fridge/freezer, larder cupboard, under stairs cupboard, double glazed window to the rear, tiled floor.

Rear Lobby

Double glazed door to the garden.

Landing

Access to the loft space, airing cupboard, doors to:

Bedroom One

Double glazed window to the front, radiator.



Bedroom Two

Double glazed window to the front, radiator.



Bedroom Four

Double glazed window to the rear, radiator.



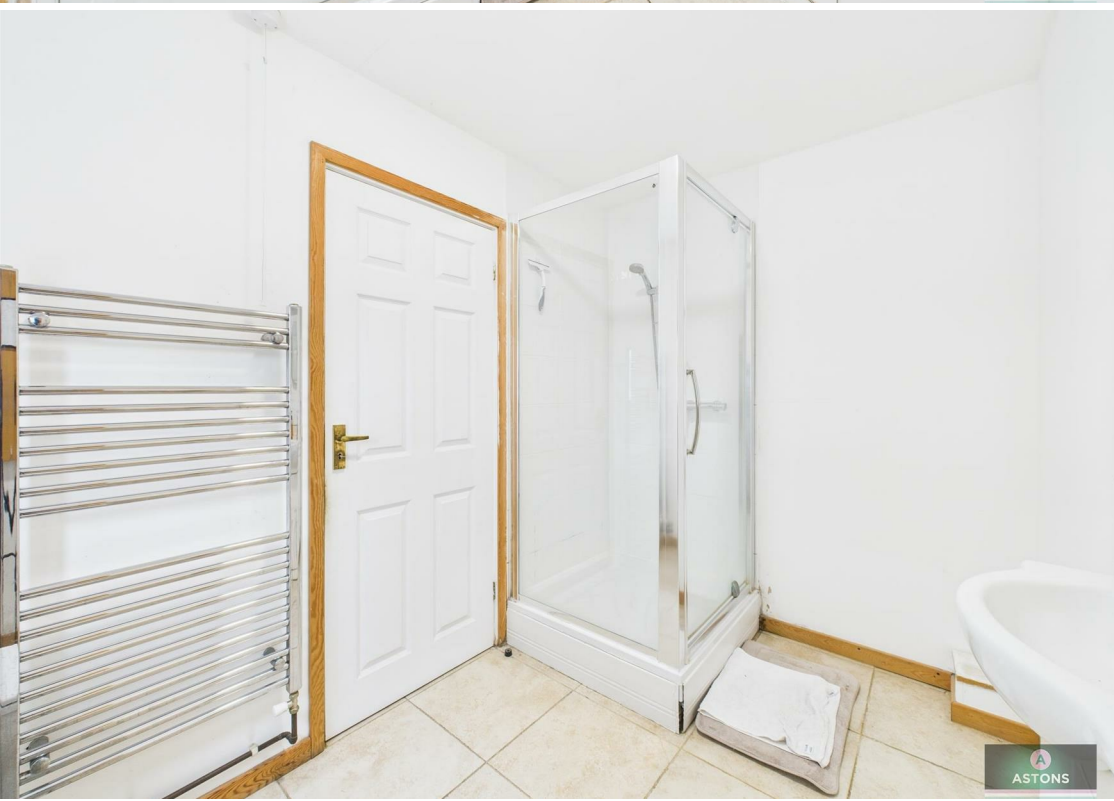
Bedroom Three

Double glazed window to the rear, radiator.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower unit over, hand basin with a mixer tap and unit below, wc, tiled walls and floor , heated towel rail, recessed down lighters, two obscured double glazed windows to the rear, extractor fan.



To The Front

Dwarf brick wall with gated access with a path to the front door and lawned areas to either side.

Rear Garden

Mainly lawned with fence enclosed borders, hard standing providing parking for one to two cars accessed via double gates from Langley Walk.



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Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Anti Money Laundering

