



ASTONS



Honeysuckle Lane  
Langley Green, West Sussex RH11 7TQ

£375,000

Astons are pleased to offer to the market this spacious three bedroom house which is situated in the Langley Green area of Crawley. The property has been extended to provide open and flexible accommodation and benefits from a good sized kitchen/breakfast room, bedroom four or study downstairs plus large living room. Upstairs there are three further bedrooms and a bathroom. The property further benefits from a driveway to the front and is being offered with no onward chain.



### Hallway

Double glazed front door, laminate wood flooring, obscure double glazed window, stairs to the first floor, radiator, under stairs cupboard, archway to:

### Lounge/Dining Room

Double glazed french doors to the garden, two radiators, laminate wood flooring.



### Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset one and a half bowl sink with a mixer tap and drainer, cupboard housing Worcester gas fired boiler, built in eye level double oven, inset gas hob, space for a fridge/freezer, washing machine and dishwasher, walk in cupboard, double glazed window to the front, radiator, tiled floor.



### Study

Double glazed window to the rear, radiator, laminate wood flooring, double glazed door to the garden.



### Landing

Double glazed window to the front, access to the loft space, doors to:

### Bedroom One

Double glazed window to the rear, built in wardrobes to one wall with sliding doors, radiator.



### Bedroom Two

Double glazed window to the rear, radiator, built in cupboard.



### Bedroom Three

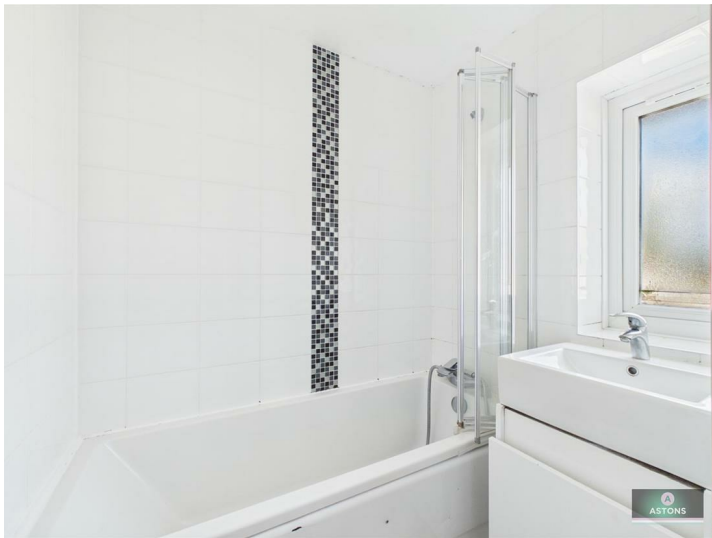
Double glazed window to the front, radiator.





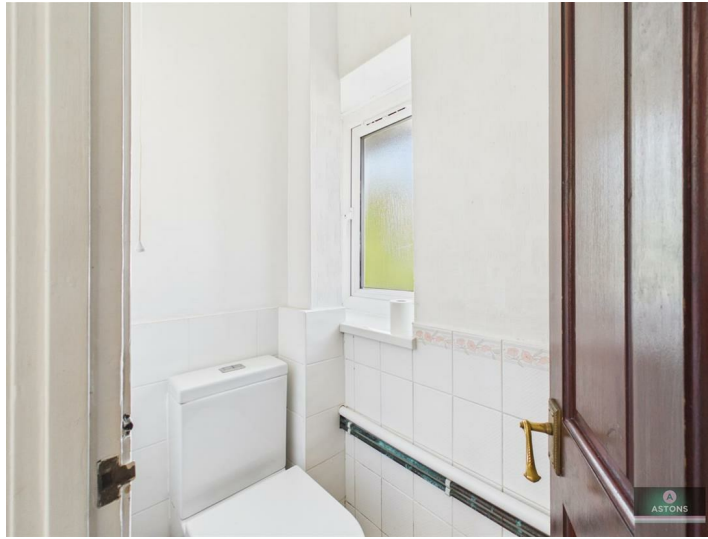
### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment over, hand basin with a mixer tap and vanity unit below, obscure double glazed window, tiled walls, radiator.



### Separate W.C.

White suite comprising a W.C, hand basin with a mixer tap, obscure double glazed window, part tiled walls.



### To The Front

There is a crazy paved driveway, pathway leading to the front door.



### Rear Garden

The garden is mainly paved with fence enclosed borders.



### 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

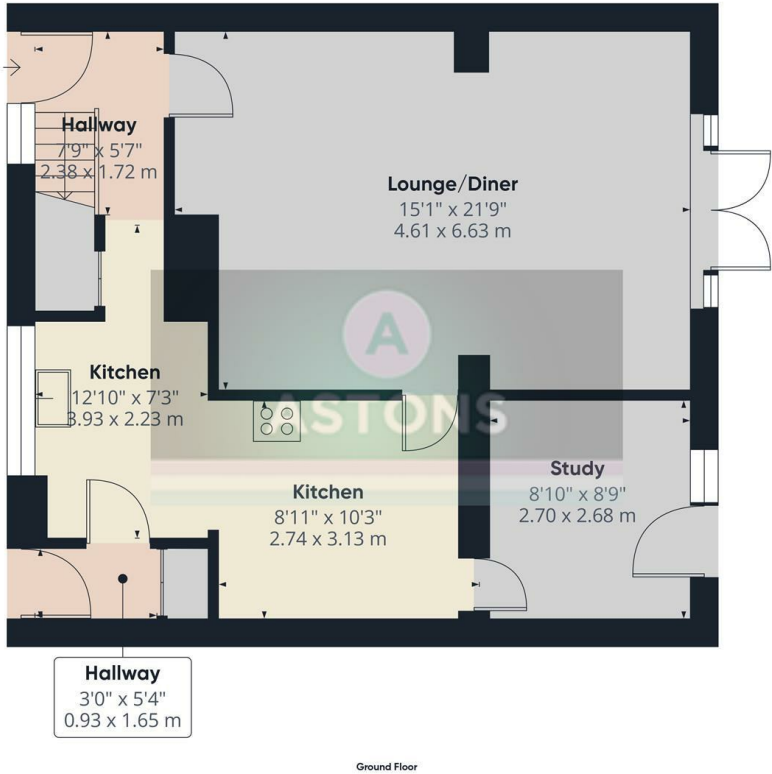
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 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

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

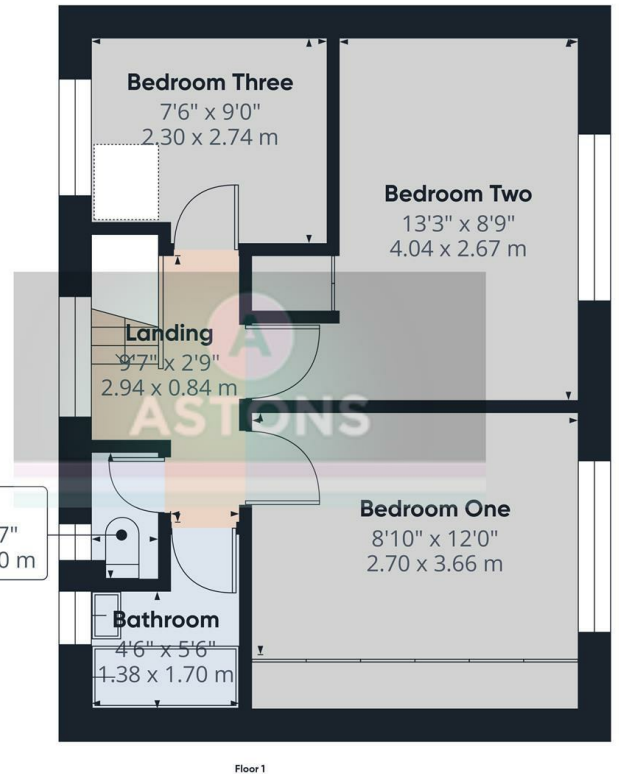


Approximate total area<sup>(1)</sup>  
645 ft<sup>2</sup>  
60 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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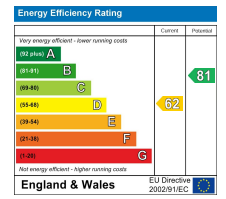
Approximate total area<sup>(1)</sup>  
398 ft<sup>2</sup>  
36.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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