



Honeysuckle Lane

Langley Green, West Sussex RH11 7TQ

Offers In Excess Of £290,000

Astons are pleased to offer this three bedroom end of terrace house situated on a corner plot in Langley Green. The accommodation includes a refitted kitchen, 20ft lounge/dining room, conservatory, three bedrooms, bathroom and separate w.c. The property further benefits from double glazing, gas heating to radiators, a rear garden with gated side access, and scope for drive and extension STPP.

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Entrance Hall

Upvc front door to entrance hall, Upvc double glazed window, stairs to first floor landing, under-stairs storage cupboard, single radiator, doors to

Lounge/Dining Room

20'0 x 12'8 narrowing to 10'3 (6.10m x 3.86m narrowing to 3.12m)

Upvc double glazed window, double radiator, electric feature fireplace, single radiator, Upvc double glazed door to

Conservatory

12'3 x 10'0 (3.73m x 3.05m)



Glazed construction with power, tiled floor, sliding patio doors to rear garden

Fitted Kitchen

16'6 maximum x 8'2 maximum (5.03m maximum x 2.49m maximum)



Fitted with a range of units at base and eye level, roll-topped work surfaces, single drainer sink, built-in oven, electric hob with extractor hood, space and plumbing for washing machine, space for fridge/freezer, floor standing gas fired boiler, part tiled walls, two storage cupboards, Upvc double glazed window, Upvc part double glazed door to rear garden

Store-room

10'3 x 5'2 approximately (3.12m x 1.57m approximately)

Upvc door to store-room, power and light

First Floor Landing

Access to loft space, Upvc double glazed window, doors to

Bedroom One

12'1 x 11'0 (3.68m x 3.35m)

Upvc double glazed window, single radiator

Bedroom Two

13'2 x 11'0 narrowing to 8'7 (4.01m x 3.35m narrowing to 2.62m)

Upvc double glazed window, single radiator, built-in wardrobe

Bedroom Three

9'8 x 7'6 including bulkhead (2.95m x 2.29m including bulkhead)

Upvc double glazed window

Bathroom



White suite comprising panel enclosed bath with shower attachment, wash hand basin with pedestal, fully tiled walls, Upvc double glazed window, single radiator

Separate W.C



White low level w.c, Upvc double glazed window

To The Front

Dwarf wall enclosing lawned area, gated side access to rear garden

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To The Rear



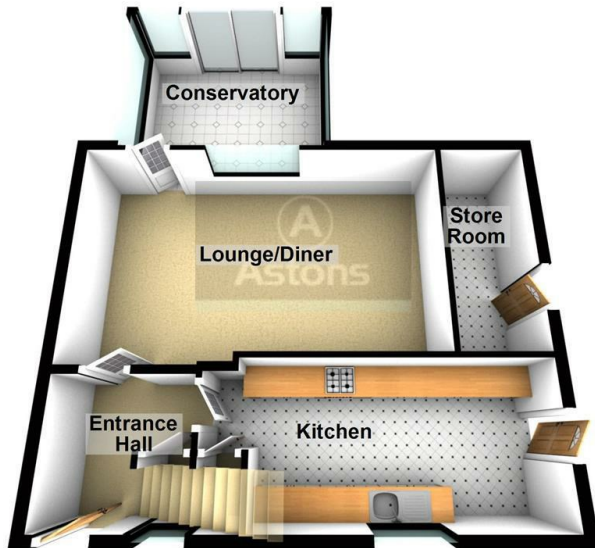
Fully enclosed by timber fencing and brick wall, laid to lawn with patio area, flower beds to borders

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.



Ground Floor

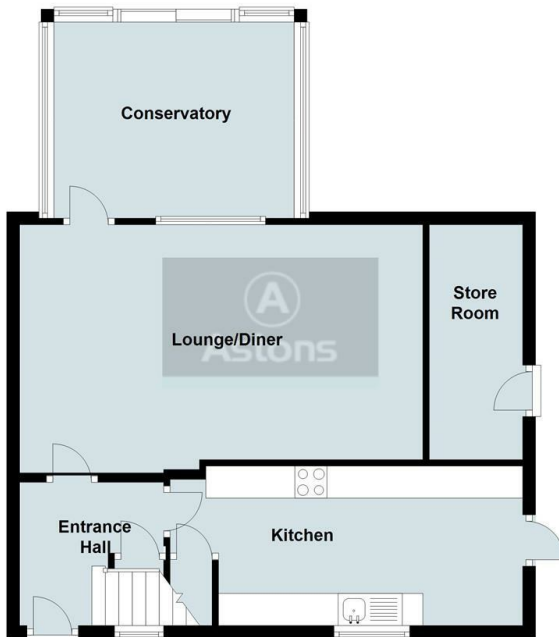


First Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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