



20 North Farm Road, Lancing, BN15 9BS

£1,850 Per month

Maslen Letting Agents is delighted to offer a well presented and spacious family home with a South Facing rear garden. The property comprises three bedrooms, living room, fitted kitchen with appliances, a spacious dining/family room, bathroom, wooden cabin and off road parking. EPC Rating D. Council Tax Band C. The property is unfurnished and available now.

maslen
DAVID MASLEN ESTATE AGENTS

Main Entrance

Double glazed front aspect door. Stairs leading to the first floor.
Doors leading to:

Living Room

13'6" x 11'6" (4.13m x 3.52m)
Double glazed front aspect bay window. Feature fireplace (cannot be used, decorative purposes only). Wooded flooring. Radiator.

Kitchen/Breakfast Room

17'4" x 11'8" (5.29m x 3.56m)
Fitted kitchen with matching wall and base units with a breakfast bar island, incorporating the single sink and dishwasher (gifted to the tenant). Range double oven with hobs above with glass splash back. Built in American style fridge/freezer. Washing machine, tumble dryer and dishwasher is gifted to the tenants. Side aspect double glazed window. Opening to:

Dining/Family Room

15'8" x 12'1" (4.80m x 3.69m)
Double glazed side and rear aspect windows with double doors leading to the South Facing rear garden. Radiator.

First Floor Landing

Side aspect window. No access to the loft. Doors leading to:

Bedroom One

11'10" x 10'5" (3.62m x 3.19m)
Double glazed front aspect window. Radiator. Wooden flooring.

Bedroom Two

11'8" x 10'5" (3.56m x 3.19m)
Double glazed rear aspect window. Wooden flooring. Radiator.

Bedroom Three

8'11" x 6'6" (2.72m x 2.0m)
Double glazed front aspect window. Wooden flooring. Radiator.

Front

Off road parking and side access to the rear.

South Facing Rear Garden

Paved area with a lawn and access to:

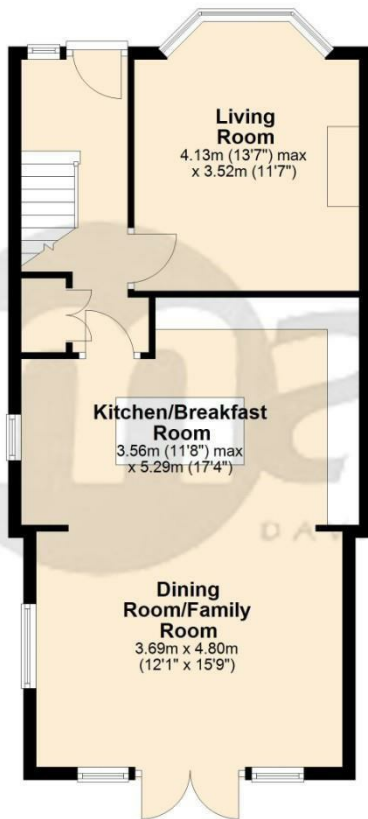
Wooden Cabin

Insulated, double glazed, kitchenette area.



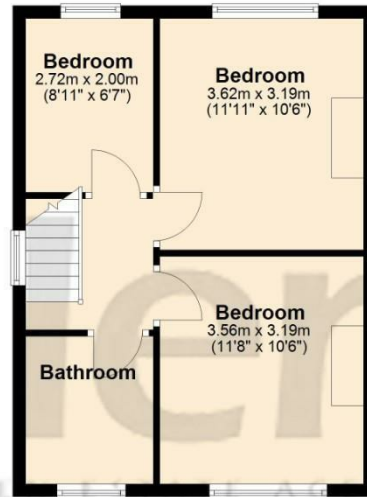
Ground Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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 (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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