



North Farm Road, Lancing

Offers In Excess Of
£365,000
Freehold

- Semi-Detached House
- Open Plan Kitchen/Diner
- South Facing Garden
- Off Street Parking
- Council Tax Band: B
- Three Bedrooms
- Modern Bathroom
- Garden Studio/Outbuilding
- EPC: TBC
- No Onward Chain

We are delighted to present this spacious, semi-detached family home WITH BRICK BUILT GARDEN STUDIO, conveniently located within easy walking distance of Lancing Village Centre, mainline railway station and beach. The generous accommodation comprises: Entrance porch, entrance hall, impressive open plan kitchen/diner, living room, first floor landing, two double bedrooms, further single bedroom and modern bathroom. Outside, there is an attractive, South facing rear garden and off street parking for two vehicles. VIEWING HIGHLY RECOMMENDED!!

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

Double glazed window and front door, inner door to:

Entrance Hall

Downlighters, radiator, cupboard housing consumer unit, laminate flooring, understairs cupboard housing combination boiler.

Kitchen/Diner 17' excluding recess x 11'10" (5.18m excluding recess x 3.61m)

Coving, downlighters, double glazed windows and French Doors to rear. Fitted kitchen comprising: Range of fitted white high gloss wall and base level units, wood block work surfaces incorporating stainless steel one and a half bowl sink unit with mixer tap, space for range cooker with extractor hood over, integrated combi grill/microwave, integrated dishwasher and washing machine, space and plumbing for American style fridge/freezer.

Living Room 14'8" x 12' (4.47m x 3.66m)

Double glazed window to front, built in alcove cupboard and shelving, coving, downlighters.

First Floor Landing

Double glazed window to side, loft access, coving, downlighters.

Bedroom One 14'8" x 10' (4.47m x 3.05m)

Double glazed window to front, wardrobe, radiator.

Bedroom Two 11'10" x 11'2" (3.61m x 3.40m)

Double glazed window to rear, coving, radiator.

Bedroom Three 7'10" x 6'6" (2.39m x 1.98m)

Double glazed window to front, built in wardrobe, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: P shaped bath with shower screen and rainfall shower, pedestal wash hand basin, close coupled W/C, fully tiled walls, ladder radiator.

Outside

South Facing Rear Garden

Patio, flower beds, various plants, shrubs & trees, timber shed, fence enclosed with side access.

Garden Studio 15'4" x 9'10" (4.67m x 3.00m)

Brick built. Double glazed window, power & light.

Storage Room 10'8" x 5'7" (3.25m x 1.70m)

Brick built. Power & light.

Parking

Block paved to front proving ample parking for two cars.

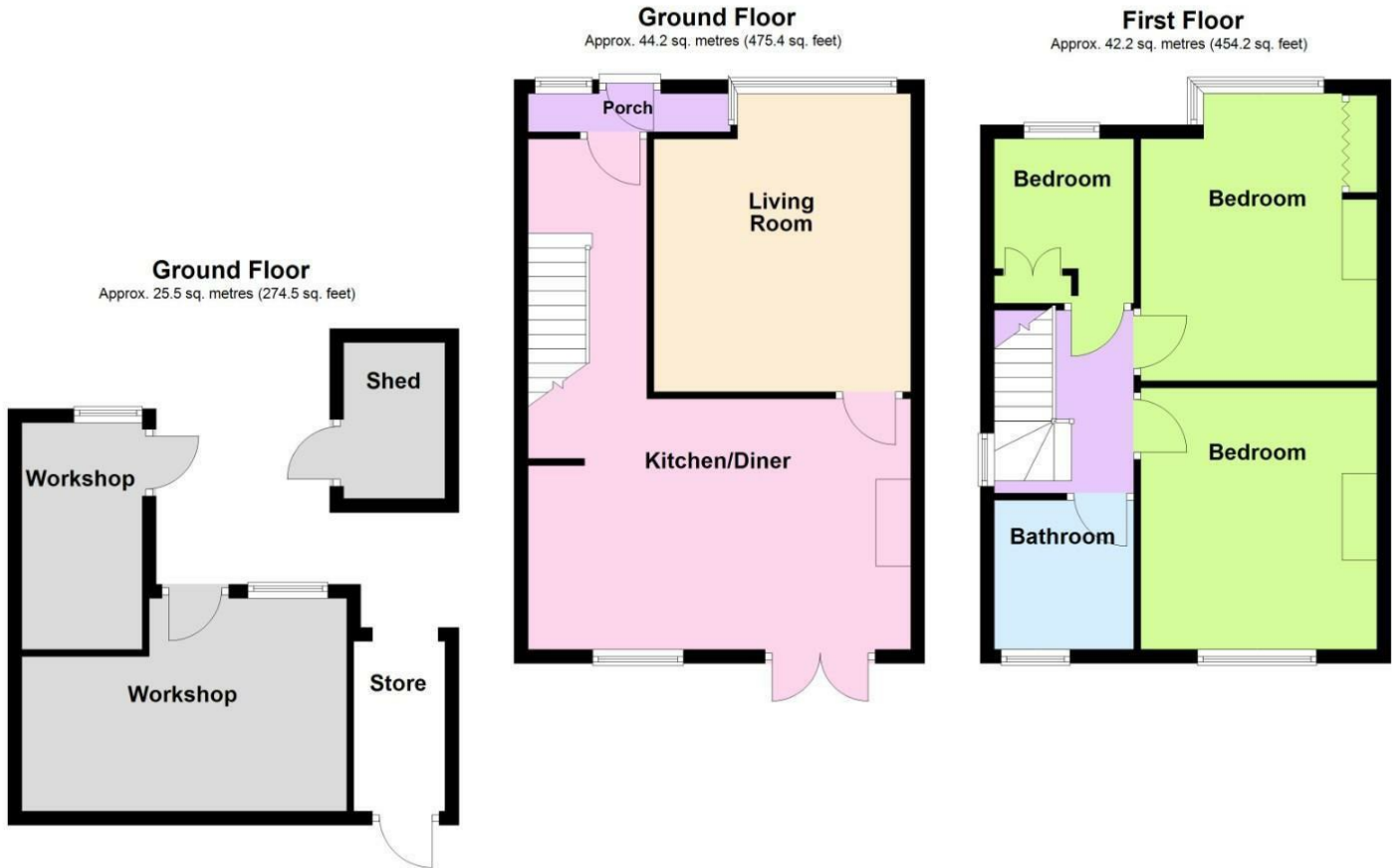


3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk

Floorplan



Total area: approx. 111.9 sq. metres (1204.1 sq. feet)

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.