



23 Rectory Farm Road, Lancing, BN15 0DP
£1,575 Per Calendar Month

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A superbly presented three bedroom SEMI DETACHED FAMILY HOUSE which has been extended on the ground floor and has been completely refurbished throughout. There is a new Howdens fitted kitchen in Sage Green with a built in oven and hob, plus space for a washing machine, slimline dishwasher and tall fridge/freezer, large lounge/diner, additional reception/sun lounge plus three bedrooms on the first floor along with a fully tiled bathroom with bath and electric shower. Outside the rear garden is fully paved including a garden shed plus there is the added advantage of a garage in a nearby compound. The house has also been fitted with a new central heating system (combi boiler) and all windows are double glazed with new sealed units. Redecorated in white throughout with new grey carpeting on the first floor and Karndean flooring on the ground floor level. Council Tax C. EPC Rating D. Available Now.

- Refurbished Semi Detached Family House
- Modern Sage Green Kitchen
- Karndean Flooring on Ground Floor
- Extended to provide Sun Room/Reception
- Gas CH with New Boiler
- Garage in Compound
- 2 Double, 1 Single Bedroom
- Tiled Bathroom with Bath and Shower



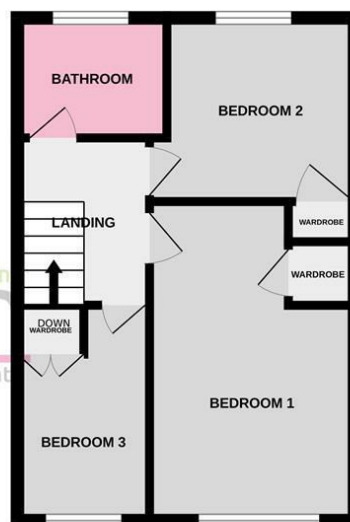




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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