



**North Farm Road, Lancing, BN15 9BX**

**Offers Over £300,000**





**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Former Two Bedroom Home
- Semi Detached
- One Level Bungalow
- Good Sized Garden
- No Onward Chain
- Close To Shops, Transport Links And Amenities
- Modern Kitchen
- Generous Living Room

A well-proportioned one bedroom semi-detached bungalow, formerly arranged as a two bedroom home, offering spacious living accommodation and excellent potential to reconfigure if desired. Positioned in a popular residential location, the property benefits from a bright living room, fitted kitchen, bathroom, sunroom and a good-sized rear garden. Offered to the market with no onward chain, this home would suit downsizers, first-time buyers or those seeking single-level living with scope to personalise.







## Summary

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## Internal

The accommodation is arranged around a central hallway providing access to all principal rooms. The living room is a generous space with ample room for both lounge and dining furniture, featuring large windows that allow plenty of natural light and ventilation to flood the room. This room could be changed back to incorporate a smaller lounge and then provide a second bedroom, which was the original layout. The kitchen is fitted with a range of wall and base units, work surfaces and space for freestanding appliances, with a door leading through to the sunroom. . The bathroom comprises a white suite including shower enclosure, wash hand basin and WC, with a window providing natural ventilation. To the rear, the sunroom offers a versatile additional space ideal as a dining area, seating area or hobby room, with views and access to the rear garden.

## External

To the front, the property is set back from the road with a garden area providing an attractive approach. The rear garden is of a good size and offers excellent potential for landscaping, with patio areas, established planting and space for outdoor seating. The garden provides a pleasant outdoor retreat with scope for improvement. The front garden could be converted to off road parking (subject to usual consents).

## Situated – North Farm Road, Lancing

North Farm Road is a sought-after residential location in Lancing, conveniently positioned close to local shops, amenities and bus routes. Lancing village centre and mainline railway station are within easy reach, providing direct links to Brighton, Worthing and London. The seafront, parks and coastal walks are also nearby, making this an ideal location for those seeking a balance of convenience and lifestyle.







Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

