



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

†: 01903 958282

e: salesenquiries@jamesandjamesea.co.uk

70 | Broadwater Street West | Worthing | BN14 9DW

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

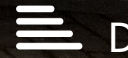


98 North Farm Road

, Lancing, BN15 9DA

Guide price £315,000

Freehold Council Tax Band B



A spacious three-bedroom mid-terrace home ideally situated in the heart of Lancing Village, offering convenient access to local amenities and excellent transport links.

Located on North Farm Road, this attractive property provides spacious and well-balanced accommodation throughout.

The ground floor comprises a welcoming entrance hall, a bright bay-fronted lounge, and a generous open-plan kitchen/diner, perfect for modern family living and entertaining with doors opening directly onto a South facing rear garden, ideal for enjoying the sun throughout the day.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private driveway providing off-road parking for several vehicles, a rare advantage in such a central location.

Being sold chain free, this is an excellent opportunity for families, first-time buyers, or investors alike.

Perfectly positioned within close proximity to local shops, well-regarded schools, and Lancing's mainline railway station offering direct links to Brighton, London and beyond, this home combines village convenience with commuter practicality.

### Entrance Hall





Lounge  
14'6 x 11'5 (4.42m x 3.48m)

Kitchen Diner  
17'8 x 11'5 (5.38m x 3.48m)

First Floor Landing

Bedroom  
14'6 x 10'5 (4.42m x 3.18m)

Bedroom  
11'7 x 10'5 (3.53m x 3.18m)

Bedroom  
7'8 x 6'3 (2.34m x 1.91m)

Bathroom

South Facing Garden

Private Drive



## Floor Plan



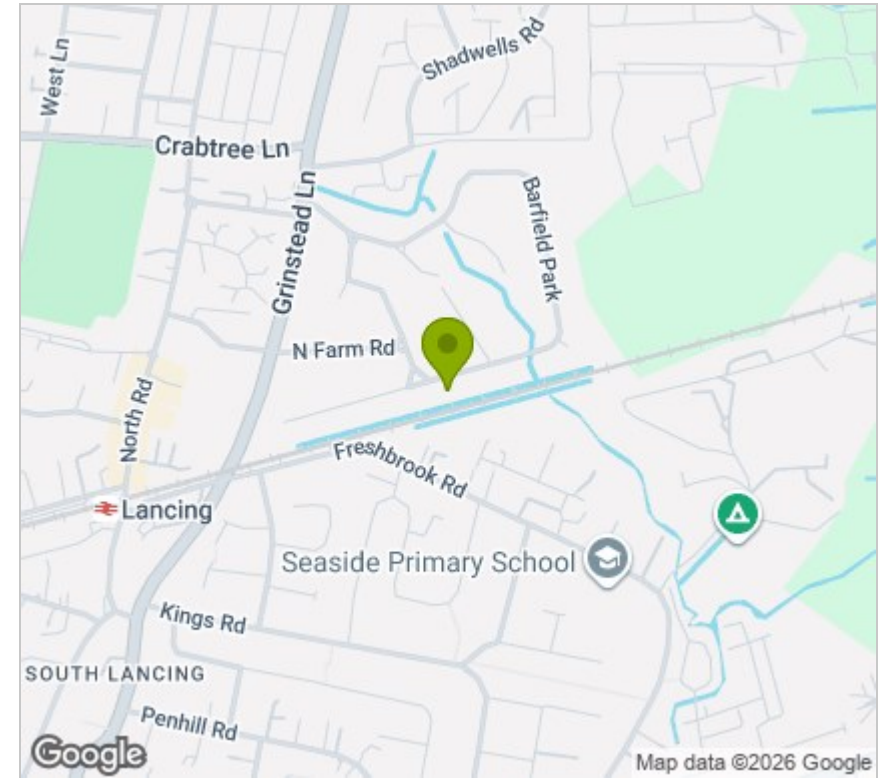
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

## Area Map



## Energy Efficiency Graph

