



## North Farm Road, Lancing

Offers In Excess Of  
**£285,000**  
Freehold

- Semi-Detached Bungalow
- Gas Central Heating
- Easy Access To Village Centre
- Garage
- EPC: TBC
- Two Bedrooms
- Double Glazing
- Good Size Rear Garden
- No Chain

Robert Luff & Co are delighted to offer to market this SEMI-DETACHED BUNGALOW, conveniently located just a short walk from Lancing village centre and mainline railway station. The accommodation comprises: Entrance hall, living room, kitchen, two bedrooms, bathroom and rear lean-to. Outside, there is a FANTASTIC SIZE REAR GARDEN, front garden and garage. Benefits include gas central heating, double glazing and no onward chain. VIEWING ESSENTIAL!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Double glazed door to side, loft access, radiator, cupboard housing fuse box.

### Living Room 14'2 x 10'2 (4.32m x 3.10m)

Double glazed window to front aspect, radiator and feature fireplace.

### Kitchen 8'7 x 8'4 (2.62m x 2.54m)

Range of fitted wall and base units with fitted work surface incorporating stainless steel sink unit with mixer tap and drainer, double glazed window to side aspect, tiled splash backs, space and plumbing for appliances and wall mounted combi boiler.

### Conservatory/Lean To

Double glazed windows

### Bedroom One 13'3 x 10'2 (4.04m x 3.10m)

Double glazed window to rear aspect, radiator.

### Bedroom Two 8'6 x 7'7 (2.59m x 2.31m)

Double glazed windows to front and side aspect, coved ceiling and radiator.

### Bathroom

Panel enclosed bath with mixer tap and shower attached, pedestal wash hand basin, low level flush WC, double glazed window to side aspect, radiator and part tiled walls.

### Rear Garden

Patio area, mainly laid to lawn with decorative flower beds and established trees, pergola, shed and fully fence enclosed.

### Garage

With up and over door, power and light and window to rear.

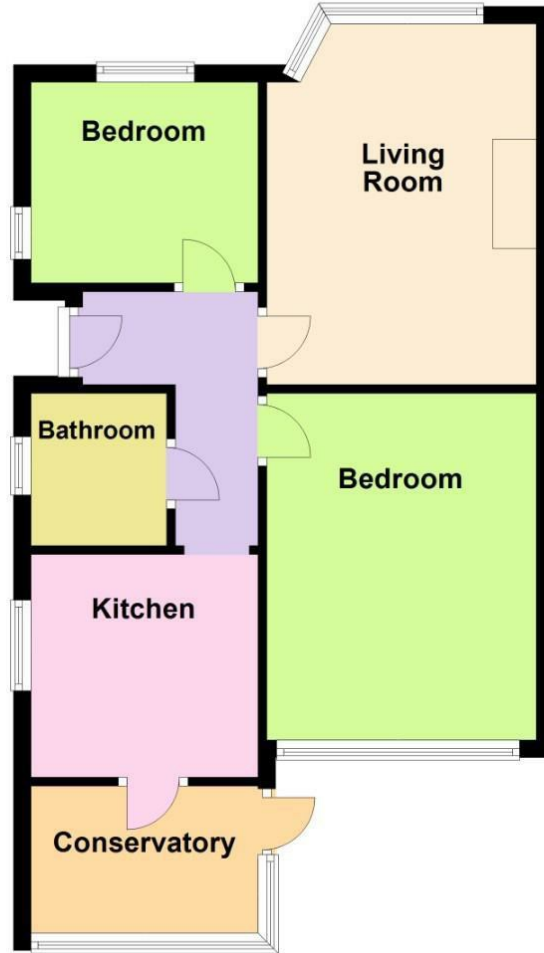


3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	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.