



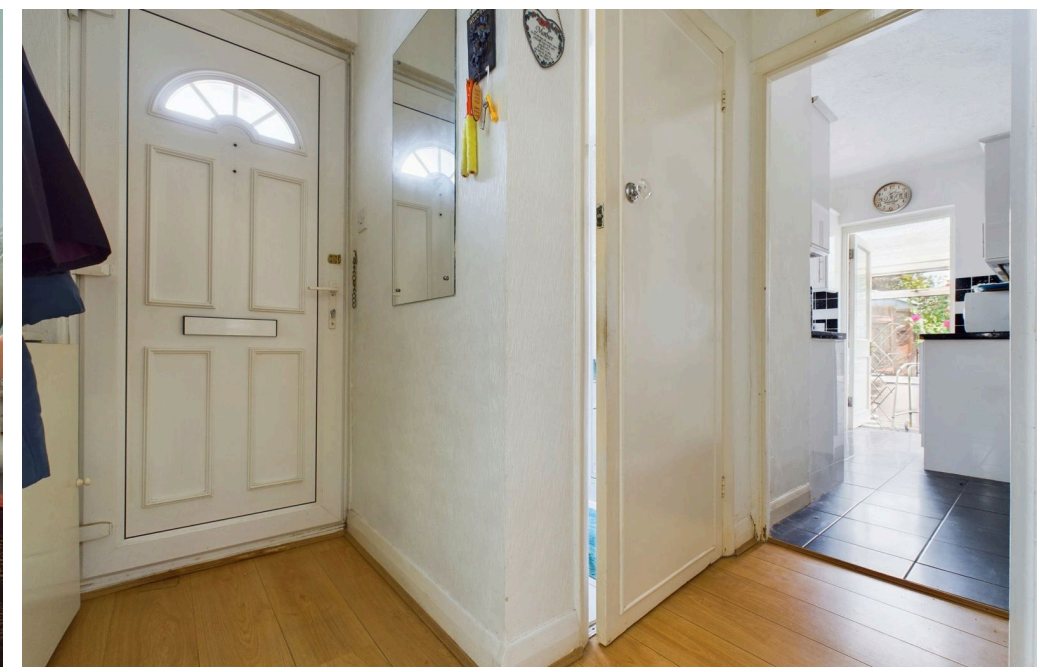
North Farm Road, Lancing, BN15 9BX

Offers Over £325,000





A two bedroom semi detached bungalow offered to the market with no ongoing chain benefiting a westerly facing lounge, fitted kitchen, conservatory and generously sized rear garden. Other benefits include garage and off road parking.



Key Features

- Semi Detached Bungalow
- Two Bedrooms
- West Facing Lounge
- Shower Room
- Conservatory
- Fitted Kitchen
- Driveway & Garage
- Good Size Rear Garden
- Close To Amenities
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens to the entrance hall providing doors to rooms. The lounge has a westerly aspect bay window and feature electric fire. The kitchen has a range of matching wall and base units with fitted worksurface, gas hob with oven beneath and extractor fan above, integrated undercounter fridge and freezer and space and plumbing for washing machine. The conservatory is accessed from the kitchen and provides seating space and door opening and overlooking the rear garden. There are two bedrooms and a shower room comprising W.C, hand basin with storage beneath and shower cubicle.

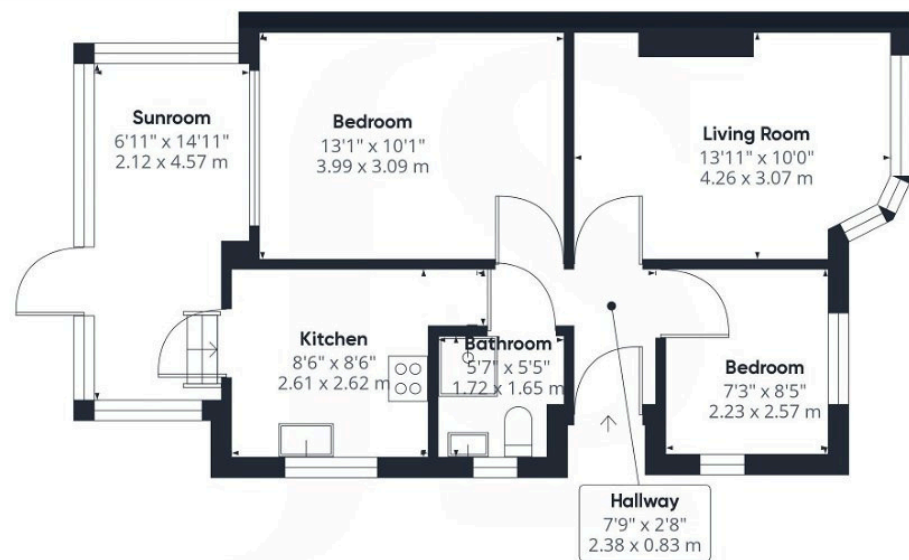
EXTERNAL

The front garden is mainly laid to shingle with floral borders with driveway leading to the garage. The rear garden has a mixture of shingled, patio and lawn areas with gated side access and door into the garage.

SITUATED

North Farm Road is just under half a mile from Lancing Station which means the commute to Worthing, Brighton or even London is within easy reach. The A27 is less than half a mile away, so you can jump in your car and have easy access to the whole of the south east it also benefits from being close to local bus routes!





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
690.34 ft²
64.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.