



3



2



1



## Description

\*\*\*GUIDE PRICE £350,000 - £370,000\*\*\* Robert Luff & Co are delighted to present this fantastic opportunity to acquire this semi-detached house located on a corner plot in the heart of Lancing village centre. Local shops, bakeries, cafe's and restaurants are on the doorstep and the mainline station is just a few minutes' walk away. The property, which offers huge potential for extension, comprises: Entrance hall, living room, dining room, extended kitchen, utility room, first floor landing, three bedrooms and bathroom. Outside, there are extensive gardens, a private driveway and a detached garage. Viewing essential - VENDOIR SUITED!!



## Key Features

- Semi-Detached House
- Village Centre Location
- Three Bedrooms
- Huge Potential For Extension
- Council Tax Band: C
- Large Plot
- Two Reception Rooms
- Detached Garage & Parking
- EPC: TBC
- Vendor Suited!!



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Robert  
Luff & Co



**Entrance Hall**

**Lounge**  
*4.22m x 3.53m (13'10" x 11'7")*

**Dining Room**  
*3.61m x 2.92m (11'10" x 9'7")*

**Kitchen**  
*3.58m x 3.00m (11'9" x 9'10")*

**Utility Room**  
*2.64m x 2.24m (8'8" x 7'4")*

**First Floor Landing**

**Bedroom One**  
*3.56m x 3.25m (11'8" x 10'8")*

**Bedroom Two**  
*3.61m x 3.23m (11'10" x 10'7")*

**Bedroom Three**  
*2.67m x 1.96m (8'9" x 6'5")*

**Bathroom**

**Outside**

**Rear Garden**

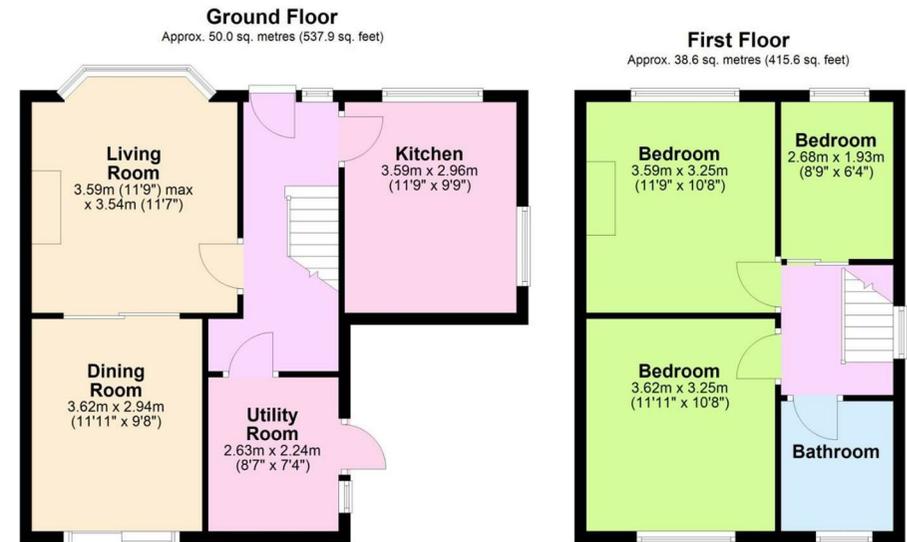
**Front & Side Gardens**

**Garage**





# Floor Plan North Farm Road



Total area: approx. 88.6 sq. metres (953.5 sq. feet)



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (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>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (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>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <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.