



North Farm Road, Lancing

£1,595

**\*\* OPEN DAY 31st OF AUGUST \*\***

Robert Luff & Co are delighted to offer this well-presented 3-bedroom property on North Farm Road offers a perfect blend of comfort and style. The accommodation features a spacious lounge, a bright and airy kitchen/diner, and a modern family bathroom. The home includes two generously sized double bedrooms and a cozy single bedroom, ideal for a child or home office.

The highlight of this property is the fantastic south-facing garden, complete with a bespoke seating area—perfect for outdoor entertaining and enjoying the sun. This home is ideal for families or professionals seeking a peaceful yet convenient location in Lancing.

Available now

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

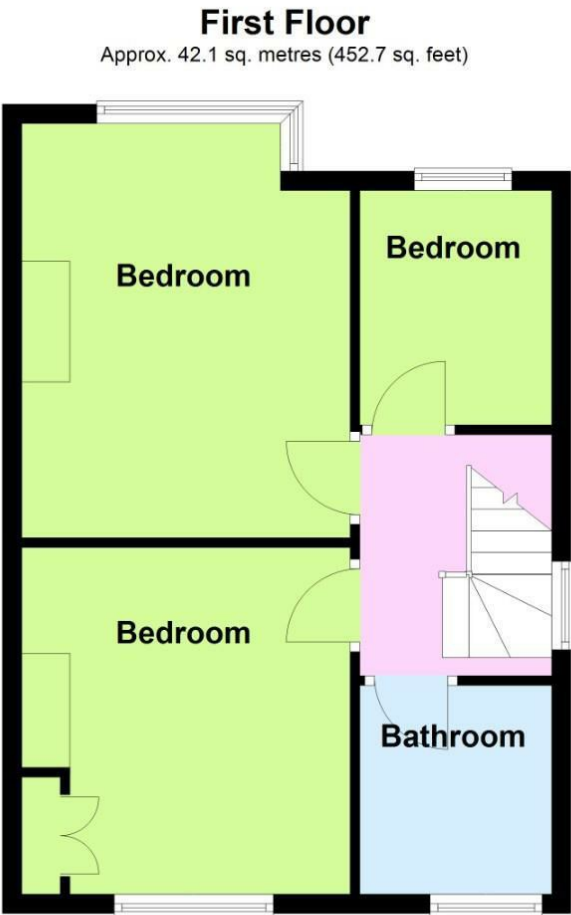
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## Accommodation



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
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[www.robertluff.co.uk](http://www.robertluff.co.uk)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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

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