



# 6 Old Salts Farm Road

Lancing, BN15 8PZ

**Guide price £200,000**

Welcome to this bright and spacious one-bedroom apartment located in a highly sought-after area, just a short stroll from Lancing Beach and the popular Perch.

Upon entering, you'll be greeted by a generous hallway with ample internal storage and access to all rooms. The bathroom features fitted units, a shower over the bath, a double-glazed window, and stylish wall tiles. The bedroom is a fantastic double, offering plenty of space for a large wardrobe, two bedside tables, and additional furnishings.

The kitchen is impeccably presented, boasting square-edge worktops, fitted units, eye-level storage, an extractor fan, and a breakfast bar. There's also space for a freestanding fridge freezer and washing machine. The lounge surprises with its generous size, featuring a double-glazed bay window that floods the room with natural light and laminate flooring, providing ample space for your furniture.

Overall, this beautifully presented apartment offers ample space and comfort. It's an ideal first home or a promising buy-to-let opportunity given its prime location.

**Location:**

Beech Grove is situated on Old Salts Farm Road, within walking distance of Lancing Beach Green and The Perch. The mainline train station, offering direct access to London, Brighton, and coastal destinations, is nearby. Conveniently, the A259 and A27 are close at hand, providing easy access along the south coast.

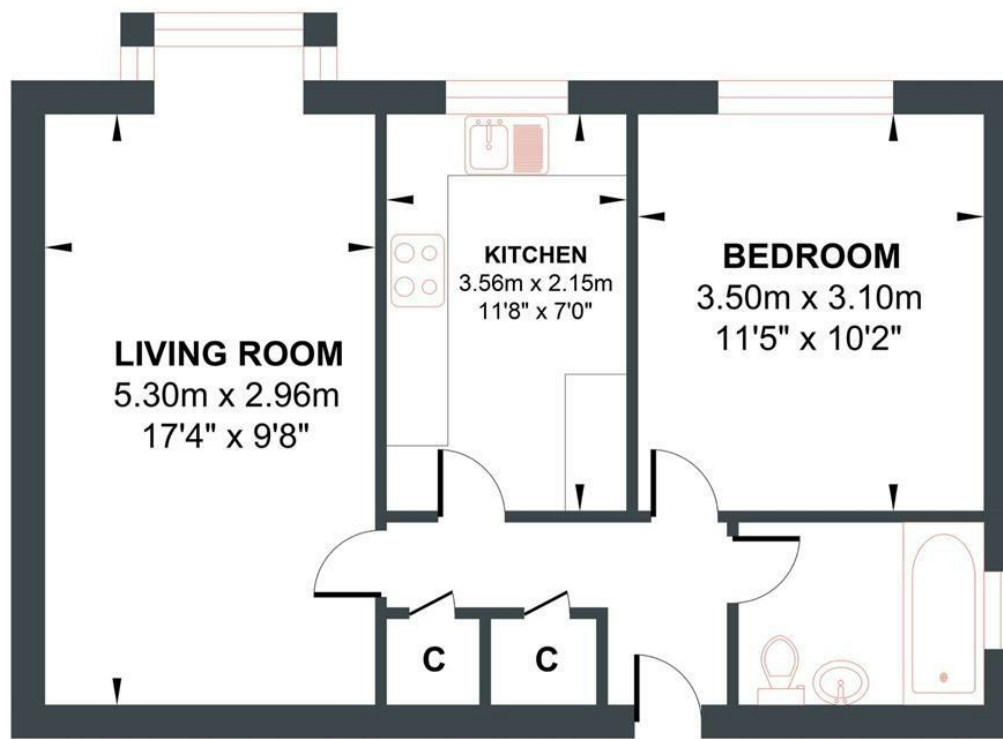


- Ground Floor Flat
- Walking Distance To Beach & Beach Green
- Great Sized Lounge
- Lancing Village And Mainline Train Station A Short Walk Away
- Beautifully Presented Throughout
- One Double Bedroom
- Double Glazed Throughout
- Ample Storage

Energy Efficiency Rating		
	Current	Potential
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		
		76
	46	
EU Directive 2002/91/EC		
England & Wales		

## OLD SALTS FARM ROAD

Approximate Gross Internal Area = 45.39 sq m / 488.57 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
 488.57 sq ft  
 (45.39 sq m)

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