



**Beech Grove, Old Salts Farm Road, Lancing, BN15 8PZ**  
**£200,000**



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- First floor flat
- One double bedroom
- Westerly aspect lounge diner
- Modern fitted kitchen
- West facing balcony
- Contemporary bathroom
- Close to beach
- Residents parking
- Communal gardens
- Long Lease

This well presented one-bedroom first-floor flat offers an ideal blend of comfortable living and seaside convenience, perfect for those seeking their first home. Boasting a generous 17ft westerly aspect lounge diner, a modern 'Shaker' style kitchen, and a private west-facing balcony.





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### **Internal**

Upon entering, there is a welcoming hallway with two storage cupboard for coats and shoes. The spacious lounge diner, measuring an impressive 17ft, benefiting from a desirable westerly aspect that fills the room with natural light. This expansive living area offers plenty of space for both comfortable seating and a dining table, making it a perfect space for relaxation and entertaining. Adjacent to this, the modern 'Shaker' style kitchen provides a practical and stylish area, featuring a range of attractive wall and base cabinets, integrated oven, hob, extractor, fridge-freezer and washing machine. The property comprises one double bedroom, offering ample room for a double bed and additional furnishings, ensuring a peaceful retreat. Completing the internal layout is a contemporary bathroom, presented with a modern suite including a bath with overhead shower, wash basin, and WC.

### **External**

Step outside from the lounge diner and enjoy your own private west-facing balcony, an ideal spot to unwind with a drink and enjoy the afternoon sun. Residents will appreciate the convenience of residents' off-street parking, along with access to well-maintained communal gardens, providing pleasant outdoor spaces to enjoy throughout the year.

### **Situated**

Located on Beech Grove, Old Salts Farm Road, this home offers superb access to the tranquil Lancing beach, allowing for refreshing seaside strolls just a short walk away. The property is also well-placed for local amenities, including a variety of shops, cafes, and supermarkets, and benefits from excellent transport links via nearby bus routes and Lancing railway station, ensuring both everyday convenience and easy connectivity to surrounding areas such as Worthing and Brighton. This location perfectly combines the appeal of seaside living with practical urban accessibility.

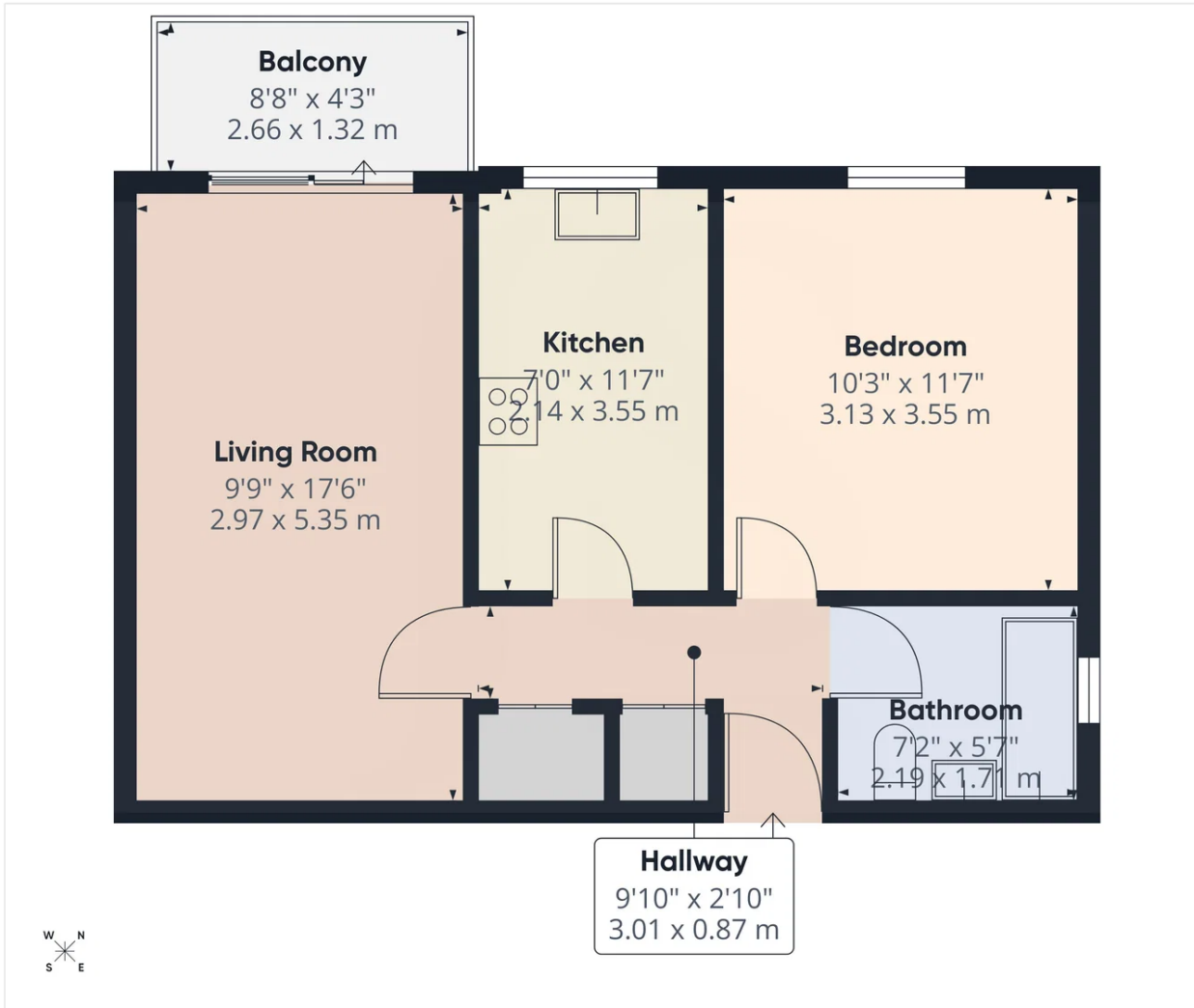
### **Outgoings**

111 year lease  
Current maintenance contribution £1,195.25pa  
Current reserve contribution £800.00pa  
Ground rent £100.00pa

Council tax band A

N.B. Under the Estate Agents Act 1979, we advise that the vendor is an employee of Jacobs Steel and Company Limited.





**Approximate total area<sup>m</sup>**

474 ft<sup>2</sup>  
43.9 m<sup>2</sup>

**Balconies and terraces**

38 ft<sup>2</sup>  
3.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	

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