



Beech Grove Old Salts Farm Road, Lancing, BN15 8PZ

Offers in the Region of **£200,000**



Property Type: Flat

Bedrooms: 1

Bathrooms: 1

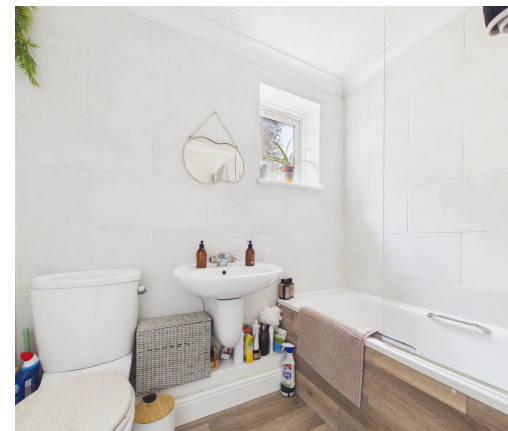
Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- One Double Bedroom
- First Floor Balcony Flat
- Long Lease
- Close Proximity To The Beach
- Easy Access To Lancing Village Centre
- Ideal First Time Buy
- Vendor Suited
- Spacious Living Room
- Modern Decor Throughout
- Parking - First Come First Served

A beautifully presented one bedroom first floor apartment situated in the highly sought-after Old Salts Farm Road area of Lancing, just moments from the seafront and local amenities. This bright and spacious home benefits from a private balcony, long lease, modern décor throughout and well-proportioned accommodation, making it an ideal first-time purchase, investment or downsize opportunity.





Summary

A beautifully presented one bedroom first floor apartment situated in the highly sought-after Old Salts Farm Road area of Lancing, just moments from the seafront and local amenities. This bright and spacious home benefits from a private balcony, long lease, modern décor throughout and well-proportioned accommodation, making it an ideal first-time purchase, investment or downsize opportunity.

Internal

The property is accessed via a well-maintained communal entrance leading to a private hallway with useful storage cupboards. The spacious living room provides an excellent entertaining and dining space with plenty of natural light and direct access onto the private balcony. The modern fitted kitchen offers a range of wall and base units with ample worktop space and integrated cooking appliances, along with space for additional appliances.

The generous double bedroom enjoys a bright dual aspect feel with ample room for wardrobes and bedroom furniture. The contemporary bathroom is fitted with a white suite comprising panel enclosed bath with shower over, wash hand basin and low-level WC.

Additional benefits include neutral décor throughout, double glazing and a long lease.

External

Externally, the property benefits from a private balcony providing an ideal space to sit and enjoy the coastal surroundings. The development is well-kept with communal grounds and residents parking nearby. There is parking available on a first come first serve basis.

Situated

Located on the ever-popular Old Salts Farm Road in Lancing, the property is ideally positioned close to Lancing Beach and seafront, perfect for coastal walks and outdoor living. Lancing village centre is within easy reach offering a range of shops, cafés, supermarkets and mainline railway station with direct links to Brighton and London. Excellent road links via the A27 and A259 are also close by.

Outgoings:

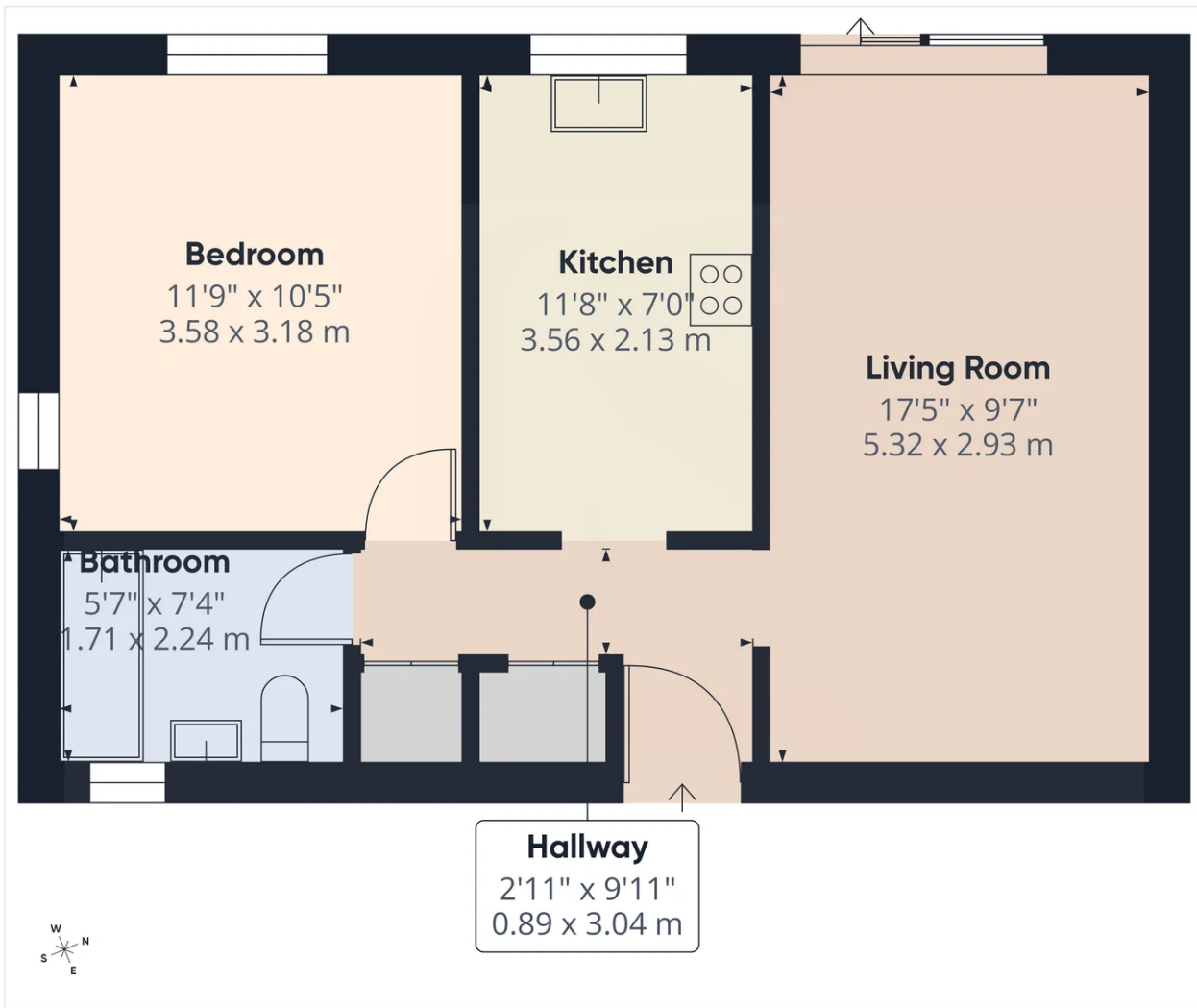
Council Tax Band A

Service Charge - TBC

Ground Rent - TBC

Lease Remaining - TBC



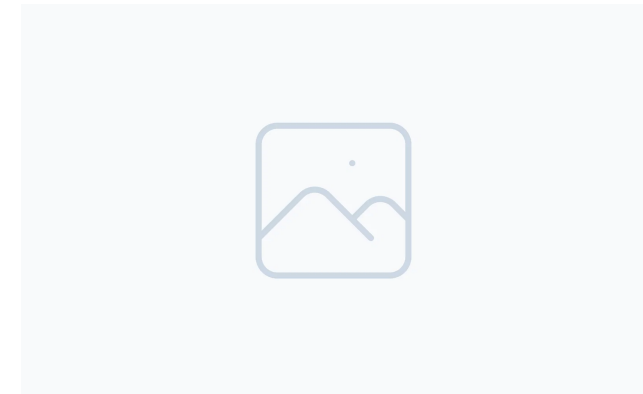


Approximate total area⁽¹⁾
474 ft²
44 m²

(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.

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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.