



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

Offers in the Region of **£85,000**



Property Type: Studio

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: A

- Studio apartment
- Private balcony
- Requires full refurbishment
- Cash buyers only
- Investment Opportunity
- Close to amenities and transport links
- Close to the beach
- Chain free

A rarely available studio apartment with the added benefit of a private balcony, situated on the popular Old Salts Farm Road in Lancing. Requiring complete modernisation throughout, this property presents an excellent opportunity for cash buyers, investors or those looking for a refurbishment project. Cash buyers only due to a low lease of approximately 58 years





Cash Buyers Only

Summary

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Internal

The accommodation comprises an entrance hall leading to a spacious studio room with ample space for both living and sleeping areas, enjoying direct access onto the private balcony. There is a separate fitted kitchen and a bathroom fitted with a bath, wash hand basin and WC. The property now requires full refurbishment throughout, offering buyers the opportunity to create a home to their own specification.

External

A particular feature of the property is the private balcony, an uncommon addition for a studio apartment, providing an outdoor seating area. The development is set within communal grounds with residents' pathways and lawned areas. There is also residents parking available.

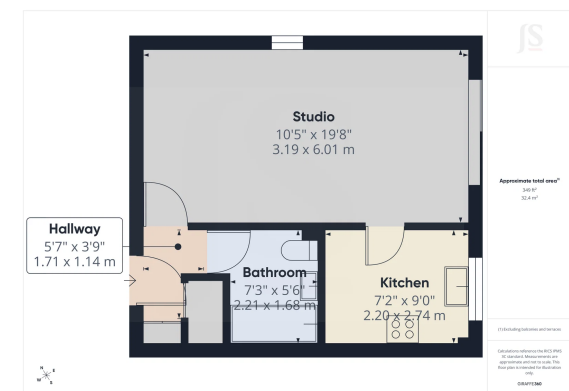
Situated

Located on the popular Old Salts Farm Road in Lancing, the property is conveniently positioned close to local shops, bus routes and amenities. Lancing village centre, with its mainline railway station offering links to Brighton and London Victoria, is within easy reach, while the seafront, beach and Widewater Nature Reserve are also nearby. Excellent road links via the A27 and A259 provide access to surrounding coastal towns.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.