



Beech Grove, Old Salts Farm Road, Lancing, BN15 8PZ
£190,000 offers over



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.



