Robert Luff & Co

Old Salts Farm Road, Lancing

Freehold - Offers In Excess Of £240,000

2

1

1

D



Description

Robert Luff & Co are delighted to present this spacious, two bedroom ground floor flat with FRONT GARDEN and GARAGE ideally located just a short walk from Lancing beach & the Village centre along with the mainline railway station. The generous accommodation comprises: Own front door, entrance porch, entrance hall, bay fronted living room, kitchen, two generous bedrooms and bathroom. The property further benefits from gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED!!







Key Features

- Ground Floor Flat
- Two Bedrooms
- Gas Central Heating & Double Glazing
- No Onward Chain
- Council Tax Band - B
- Garage
- Front Garden
- Close To Beach & Village
- EPC - D

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert Luff & Co







Entrance Porch
Double glazed front door, cupboard housing combination boiler.

Entrance Hall
Storage cupboard, radiator.

Lounge
5.49m x 3.43m (18' x 11'3")
Double glazed bay window, coving, radiator.

Kitchen
2.62m x 2.13m (8'7" x 7')
Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, electric cooker point, space for fridge/freezer, space and plumbing for washing machine, tiled splashbacks.

Bedroom
3.61m x 3.05m (11'10" x 10')
Double glazed window to rear, wardrobes, radiator.

Bedroom
2.84m x 2.74m (9'4" x 9')
Double glazed window to front, radiator.

Bathroom
Double glazed window to side, fully tiled walls. Fitted suite comprising: Panel enclosed bath with wall mounted shower over, wash hand basin with cupboard under, close coupled WC, heated towel rail.

Front Garden
Laid to lawn.

Garage
5.18m x 2.51m (17' x 8'3")

Outgoings
Freehold
Maintenance on an "as & when basis" split 50% between ground floor & first floor.

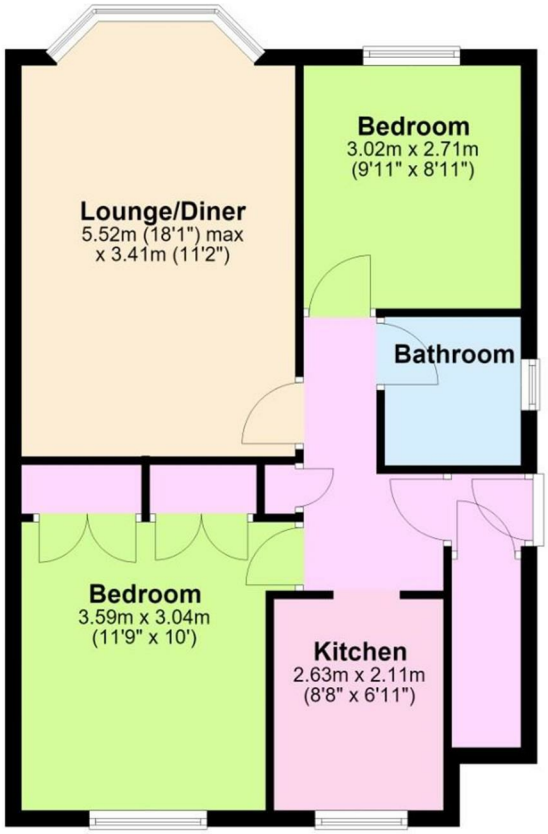
Note
Images contain some AI content.



Floor Plan Old Salts Farm Road

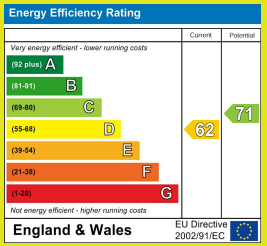
Floor Plan

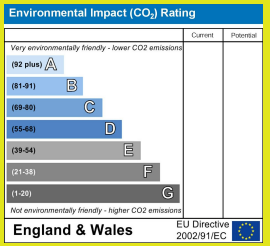
Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 57.2 sq. metres (615.3 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk
3-7 South Street. Lancing, West Sussex, BN15 8AE
01903 331737 | lancing@robertluff.co.uk

Robert Luff & Co