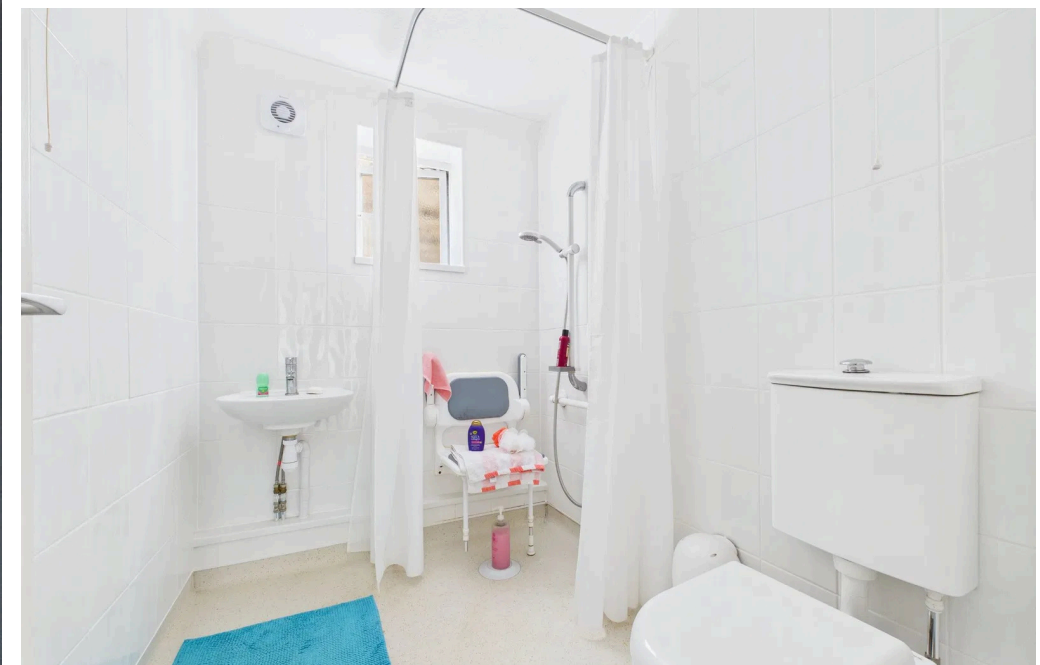




Beach Grove, Old Salts farm Road, Lancing, BN15 8PZ
Offers in the Region of £160,000



This well-presented one-bedroom first floor flat with private balcony, situated close to the beach and local amenities. Being suitable for cash buyers only. Viewing comes highly recommended.



Property details: Old Salts farm Road | Lancing | BN15 8PZ

Key Features

- One Double Bedroom
- First Floor Apartment
- Private Balcony
- Beautifully Presented Throughout
- Vendor Suited
- Close Proximity To Beach



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

This bright and welcoming one-bedroom first floor flat offers an excellent opportunity for cash buyers looking for a coastal retreat, investment, or downsize. Located just a short stroll from Lancing's beach and greensward, the property benefits from both a private balcony and well-maintained communal grounds.

The accommodation comprises a spacious lounge with a large window and sliding door leading onto the balcony, flooding the room with natural light. The kitchen is well-equipped with ample cabinetry, cheerful tiled splashbacks, and space for appliances including a washing machine and under-counter fridge.

The double bedroom is neutrally decorated with soft pastel tones, and the property features a modern wet-room style shower room, fully tiled for convenience.

EXTERNAL

Externally, the flat is positioned within a low-rise purpose-built block with secure entry, and the private balcony provides a pleasant outlook over the communal gardens and surrounding area. Residents' parking is also available.

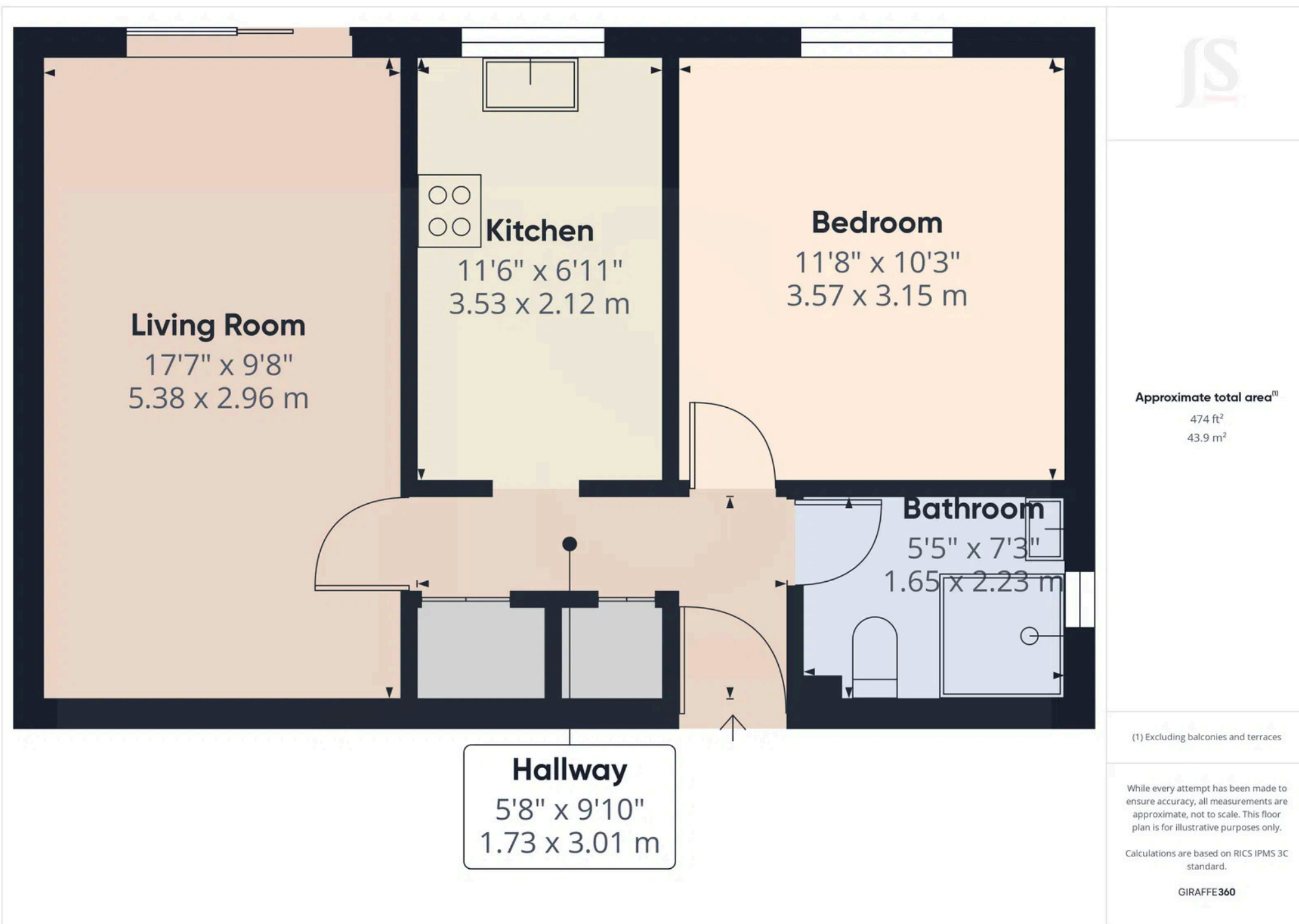
OUTGOINGS

Lease remaining -

Service charge - £1195 per year

Ground rent - £100 per year

Contribution towards Reserve fund this year - £800



Property Details:

Tenure: Freehold

Council tax band: A

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