



**Old Salts Farm Road
Lancing
West Sussex
BN15**

Offers in Excess of £160,000

bettermove

Old Salts Farm Road Lancing

Bettermove are proud to present this 1 bedroom flat in Lancing, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is A.

This is a leasehold property with 91 years remaining on the lease; the ground rent is £250.00 per annum, and the service charge is £2,194.00 per annum.

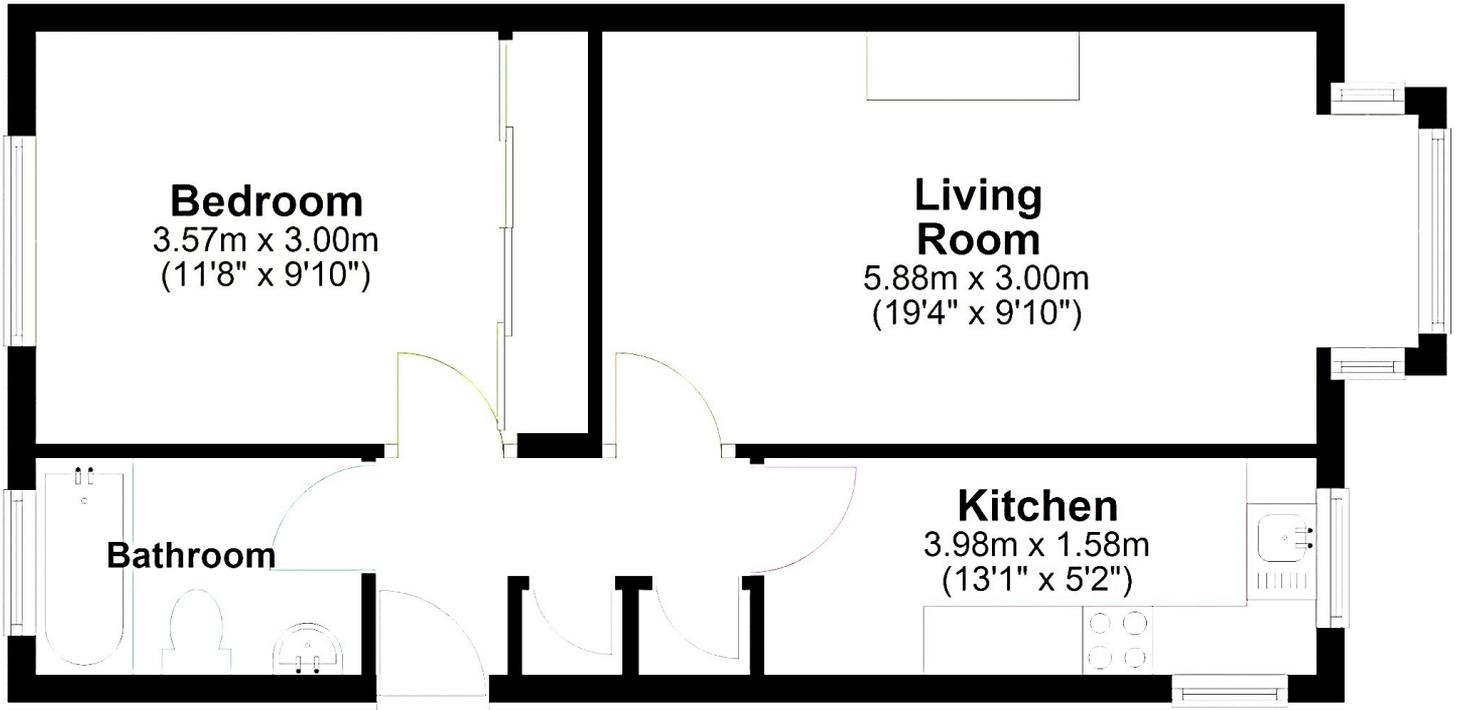
The interior of this beautifully presented, ground floor property comprises a spacious living room, fitted kitchen, one double bedroom, and the family bathroom.

Located in the sought after coastal village of Lancing, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Lancing Train Station, a variety of local bus routes, and quick access to the A23, leading to the M23.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



First Floor



Total area: approx. 44.4 sq. metres (477.5 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



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