

Hyman  
Estate & Letting



Hill  
Agent

2 Cliff Lodge, Old Salts Farm Road, Lancing, West Sussex, BN15 8JD

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£170,000

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Vacant one bedroom flat located in a highly popular area and within walking distance to the sea”

Hyman Hill is delighted to offer for sale this very well presented ONE DOUBLE BEDROOM flat located with this highly popular and desirable block of flats near Lancing seafront.

The property benefits from a large lounge dining room, separate and modern kitchen, good sized double bedroom, modern bathroom, energy efficient Rointe electric radiators and an allocated parking space.

Located near Lancing seafront this property is an ideal first-time purchase or for a buyer looking for an investment opportunity.

Located in Lancing but close to Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

Shoreham by Sea and Lancing also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

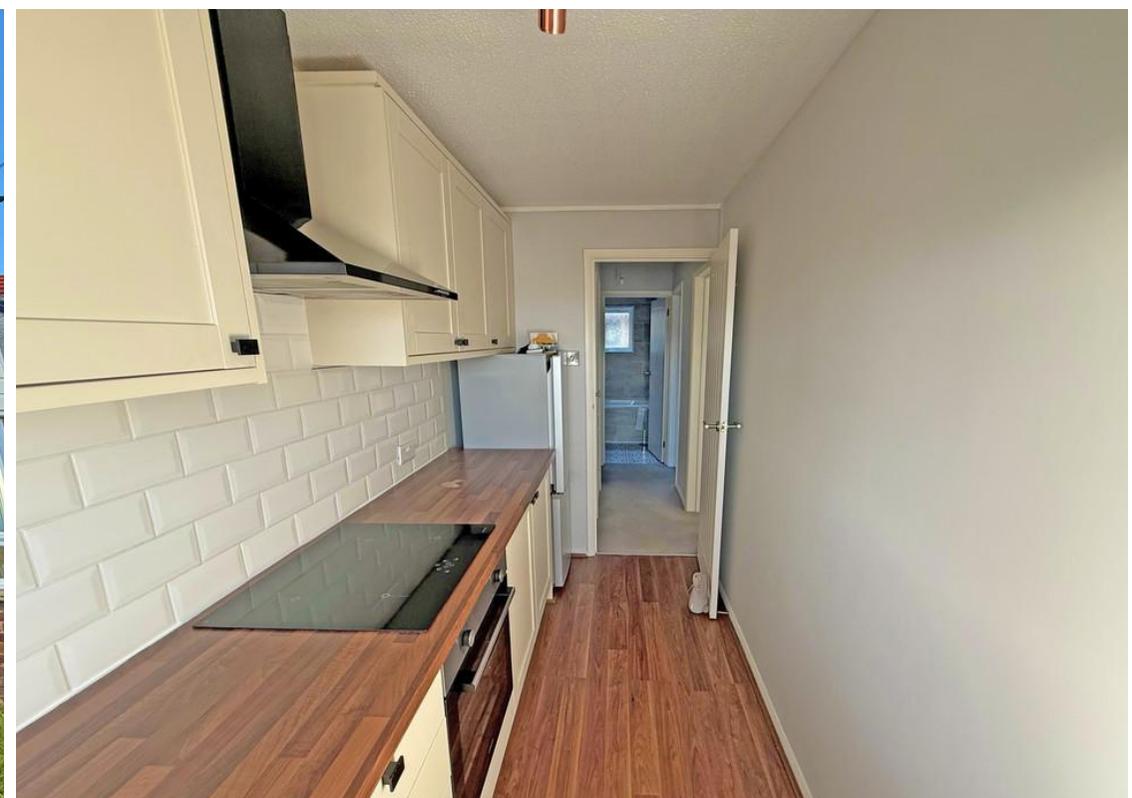
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- Ground Floor Flat
  - One double bedroom
  - Close to Seafront
  - Modern kitchen and bathroom
  - Good sized lounge diner
  - Highly popular location
  - Allocated parking space
  - No chain



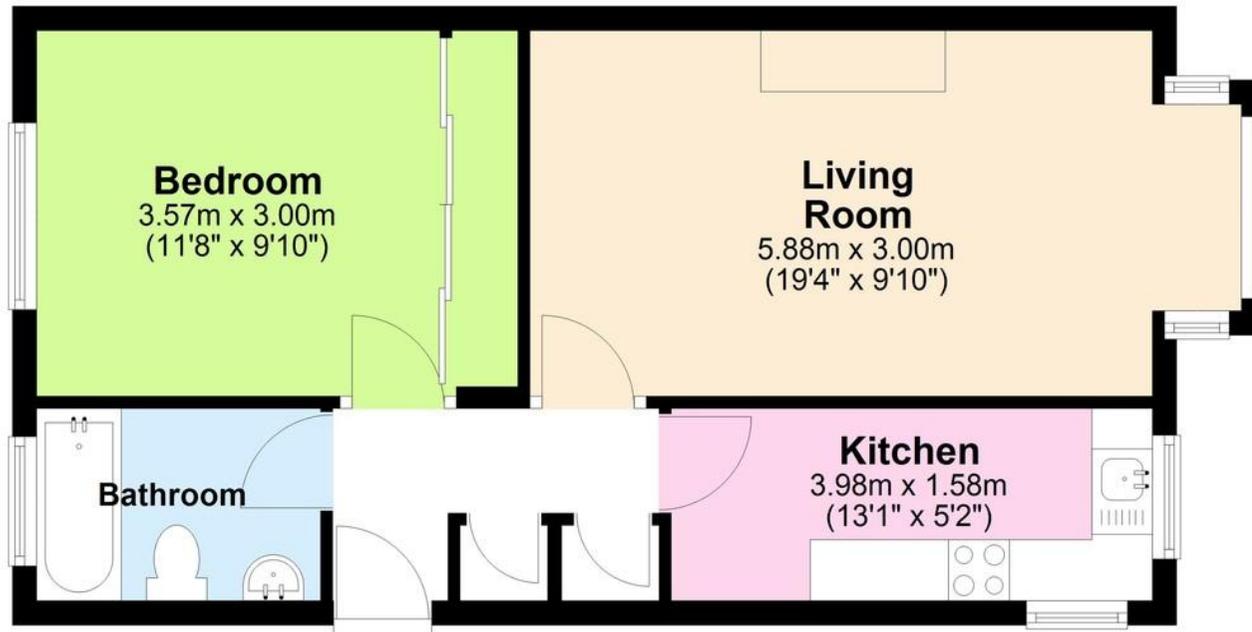


CLIFF LODGE

CLIFF LODGE  
PRIVATE  
ROAD PARK  
RESIDENTS ONLY



## 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 purposes and is not drawn to scale.

Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

### Useful Information

**Council Tax Band:** A - £1,630.54 per annum (2025/2026)

**Service Charge** - £2,194 per annum

**Ground rent** - £250 per annum

**Tenure:** Leasehold (91 years remaining)

**Local Authority:** Adur District Council

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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