

Spencer  
& Leigh



44 Lilac Court, London Road, Brighton, BN1 8PZ





44 Lilac Court, London Road,  
Brighton, BN1 8PZ

Guide Price £180,000 - £190,000 Leasehold

- Warden assisted flat
- Two double bedrooms
- Spacious lounge/dining room
- Fitted kitchen with appliances
- Neutrally decorated throughout
- Pleasant westerly views
- Located on the top floor
- Electric heating & double glazed windows
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £180,000 - £190,000

This well presented two bedroom retirement flat for the over 60's is ideally located on the top floor, having a beautiful Westerly view over the communal garden. The larger than usual flat is well presented throughout to a neutral colour scheme. There is a lounge with space for a dining table which leads into a fitted kitchen with appliances. Both of the bedrooms are good size double rooms with one having mirror fronted wardrobes. The bathroom has the benefit of a bath with a fitted shower and screen above. Unusually, there is plenty of storage space provided by two cupboards located in the hallway. Other points of interest include electric heating, double glazed windows and emergency pull cords in each room should assistance be required. Lilac Court itself, boasts it's very own warden, a communal lounge, laundry room and a well tended to garden which the residents can enjoy at their leisure. Viewing is recommended.



Lilac Court is situated on the London Road in Patcham in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance Hallway

Living Room  
17'6 x 11'11

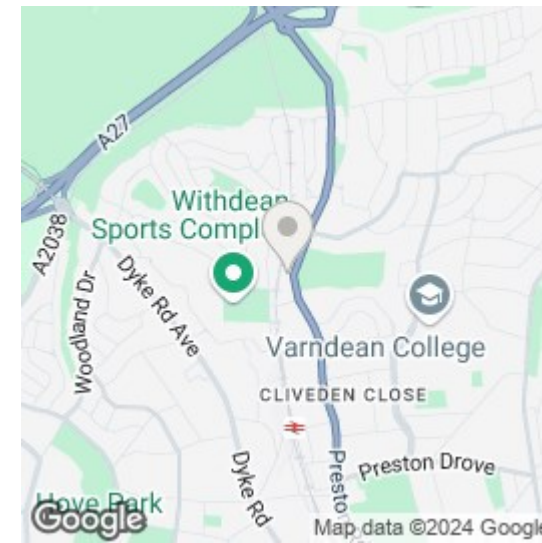
Bedroom  
16'7 x 7'8

Bedroom  
13'7 x 9'6

Bathroom  
6'8 x 5'5

Kitchen  
10'5 x 8'9


Storage Room



Council:- BHCC  
Council Tax Band:- D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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# Spencer & Leigh



## Sixth Floor

Approx. 67.2 sq. metres (723.1 sq. feet)

