

Spencer
& Leigh



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

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Price £150,000 - Leasehold

- Attractive 'McCarthy Stone' retirement building
- One bedroom with fitted wardrobes
- 15' Living room overlooking Withdean Park
- Kitchen with fitted appliances
- Communal lounge, on site warden and laundry room
- Beautiful communal gardens
- Modern fitted shower room
- Parking available on a first-come-first-served basis
- No onward chain
- Internal inspection recommended

This well presented one bedroom flat is located on the fifth floor of this well regarded warden assisted block, for the over 60's. The well cared for interior features a good size lounge with space for a dining table, a kitchen with appliances, a double bedroom with fitted wardrobes and a pleasant shower room which has been updated in recent years. Having an easterly aspect, the living room has lovely views of a neighbouring park. The flat itself has electric heating and is offered for sale with no onward chain. Lilac Court has the added benefit of an onsite warden, a communal lounge which residents may use to socialise and a laundry room. A beautiful well maintained communal garden can be enjoyed by the residents and is located to the rear of the block. Conveniently, there is private off road parking offered on a first come first served basis.

Council Tax Band C: £2,078.28 2024/2025

Lease remaining 102 years

Ground Rent £330 p/a

Service Charge £2686 p/a



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 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.



Communal Entrance

Stairs or lift to all floors

Entrance Hallway

Living Room
15'4" x 10'3"

Kitchen
7'3" x 7'1"

Bedroom
15'7" x 8'10"

Bathroom

Outside

Communal Garden

Communal parking

Property Information

Council Tax Band C: £2,078.28 2024/2025

101 years remaining on lease

Ground Rent - £723.80 p/a

Service Charge - £3,950.06 p/a

Utilities: Mains Electric. Mains water and sewerage

Parking: Private off road parking

Broadband: Standard 17Mbps, Superfast 80 Mbps available

Mobile: Good coverage (OFCOM checker)

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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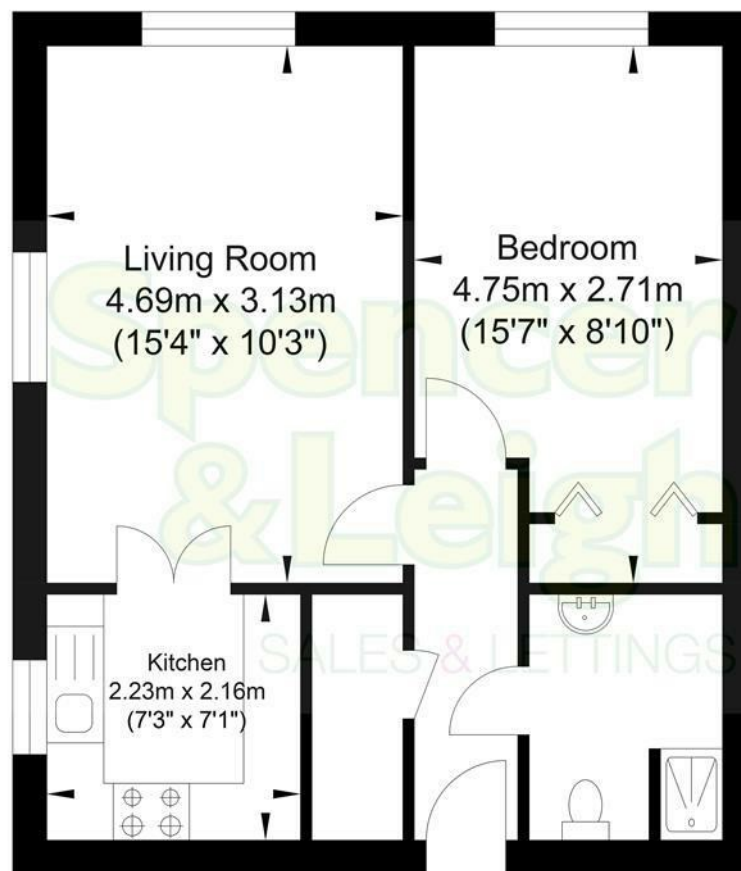
Council:- BHCC

Council Tax Band:- C

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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Approximate Floor Area

446.27 sq ft

(41.46 sq m)

Approximate Gross Internal Area = 41.46 sq m / 446.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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