

**Spencer
& Leigh**



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

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Offers In Excess Of £125,000 - Leasehold

- Popular retirement block
- Well presented one bedroom apartment
- Positioned on the first floor
- Overlooking the front and Withdean Park
- Spacious 15' Living room
- Fitted kitchen with appliances
- Communal lounge, guest suite and laundry room
- Residents parking
- No onward chain
- Long lease

This well-presented one-bedroom flat is situated on the first floor of a respected 'McCarthy Stone' warden-assisted block that caters exclusively to people over the age of 60. The interior of the flat has been well-maintained and includes a spacious lounge with ample room for a dining table, a kitchen equipped with appliances, a double bedroom with fitted wardrobes, and a pleasant bathroom. The flat has an easterly aspect with beautiful views of a neighbouring park. Lilac Court offers a guest suite for visiting family and friends, a communal lounge for socializing, and a laundry room. A stunning, well-kept communal garden located at the rear of the block is available for residents to enjoy. Private off-road parking is provided on a first-come, first-served basis for residents' convenience.



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, Matalan, Pets at Home 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.



Security Entrance System
 Stairs & Lift rising to all floors
 Entrance
 Entrance Hallway
 Living/Dining Room
 15'5 x 10'2

Kitchen
 7'2 x 7'2

Bedroom
 15'8 x 8'10

Bathroom

Communal Lounge

Laundry Room

OUTSIDE

Communal Gardens

Communal Parking

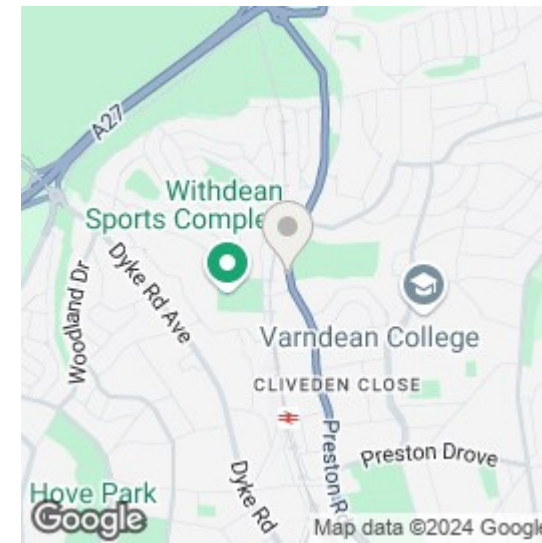
Property Information

101 years remaining on lease
 Ground Rent £723.80 p/a
 Service Charge £3,405.32 p/a
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Electric. Mains water and sewerage
 Parking: Communal parking and un-restricted on street parking
 Broadband: Standard 18 Mbps, Superfast 80 Mbps available (OFCOM checker)
 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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London Road, Lilac Court



Approximate Floor Area
450.90 sq ft
(41.89 sq m)

Approximate Gross Internal Area = 41.89 sq m / 450.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.