



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

**Spencer
& Leigh**

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

Price £250,000 - Leasehold

- Retirement flat
- Two double bedrooms
- Spacious lounge/dining room
- Fitted kitchen with appliances
- Neutrally decorated throughout
- Pleasant westerly views
- Located on third floor
- Electric heating & double glazed windows
- No onward chain
- Sought after block in a great location

This well presented two bedroom retirement flat for the over 60's is ideally located on the third floor, having a beautiful Westerly view over the communal garden. The larger than usual flat has a neutral colour scheme throughout. 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 has 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, 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 or lift rising to all floors
 Entrance
 Entrance Hallway

Living Room
 22'3 x 10'2

Kitchen
 9'3 x 7'3

Bedroom
 17'11 x 9'3

Bedroom
 17'11 x 9'3

Bathroom
 6'6 x 6'5

Communal Lounge

Laundry Room

OUTSIDE

Communal Gardens

Communal Parking

Property Information

101 years remaining on lease

Service Charge - £5,107.98 (per annum)

Ground Rent - £844.44 (per annum)

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Electric. Mains water and sewerage

Parking: Communal parking and un-restricted on street parking

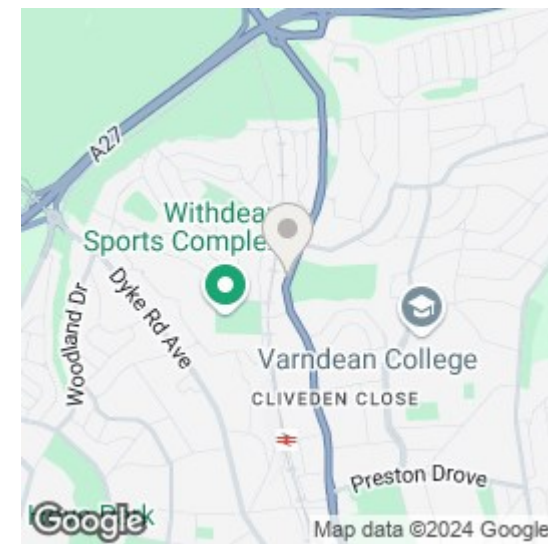
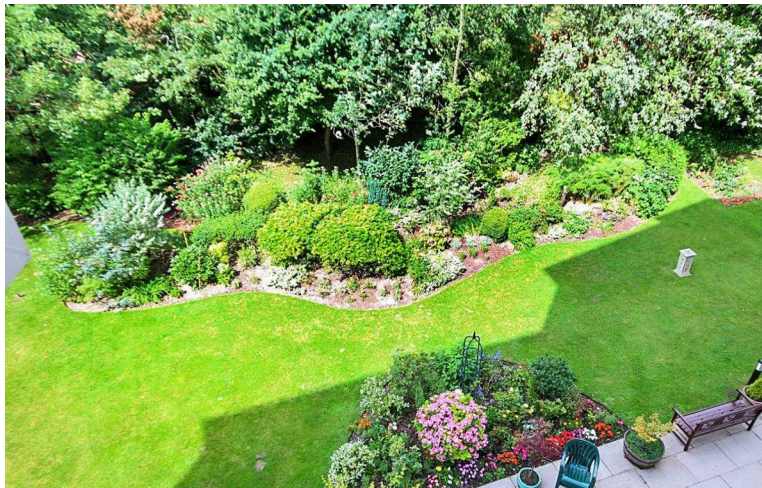
Broadband: Standard 18 Mbps, Superfast 76 Mbps available (OFCOM checker)

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.

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Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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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