

# Spencer & Leigh



100 Windsor Court, Tongdean Lane, Brighton, BN1 5JS



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Brighton, BN1 5JS

Offers In Excess Of £225,000 - Leasehold

- Popular purpose built retirement building
- Two double bedrooms
- Newly installed smart electric heaters
- A brand new lease will be granted upon completion
- 17' Living room with ample space for sofas and dining table
- Private balcony overlooking the gardens
- Communal lounge, guest suite, and 24-hour pull cords
- Water rates included
- Residents must be over 55 years.
- Internal inspection highly recommended

This two-bedroom apartment is in a popular retirement block and is well-presented. It comes with newly installed smart electric heaters and a newly extended lease upon completion. The apartment features two double bedrooms, a 16' lounge, a 7' kitchen, and a fitted bathroom suite. We particularly love the private balcony that overlooks the communal gardens, providing a lovely space to sit and enjoy. It's worth noting that the lease requires occupants to be at least 55 years of age. However, some of the benefits of living here include a house manager, a 24-hour emergency call service, a communal lounge, and a guest room for visitors. Windsor Court is pet-friendly, and water rates are included in the annual service charge. Additionally, there are fifteen off-road communal parking spaces available. We highly recommend an internal viewing to fully appreciate this charming apartment.



Windsor Court is convenient for local shops, bus services and open green spaces located over the road at either Surrenden Field or Withdean Park. Local road networks give access into the city plus the A23/A27 giving more accessibility to the outer skirts of Brighton.



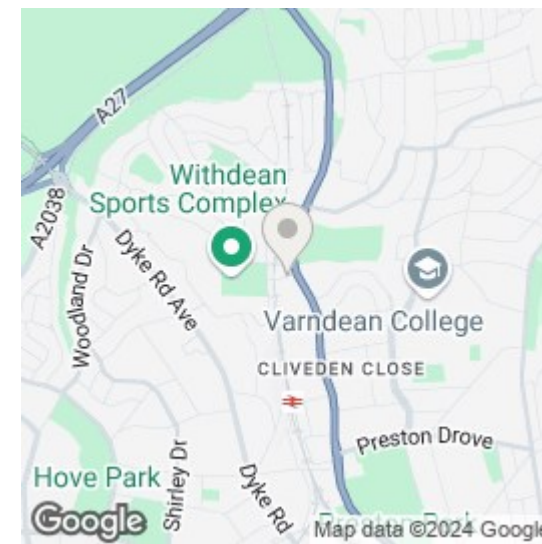
Communal Entrance  
 Stairs and Lift rising to all Floors  
 Entrance  
 Entrance Hallway  
 Reception Room  
 16'8 x 10'9  
 Balcony  
 Kitchen  
 7'6 x 7'2  
 Bedroom  
 16'8 x 9'2  
 Bedroom  
 13'5 x 8'6  
 Family Bathroom  
 OUTSIDE  
 Communal Gardens  
 Communal Parking

Property Information  
 65 years remaining on lease  
 Service Charge - £4,360.08 p/a  
 Ground Rent - £160.00 p/a  
 Council Tax Band C: £2,078.28 2024/2025  
 Utilities: Mains Electric. Mains water and sewerage  
 Parking: Residents Parking  
 Broadband: Standard 18 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)  
 Mobile: Fair/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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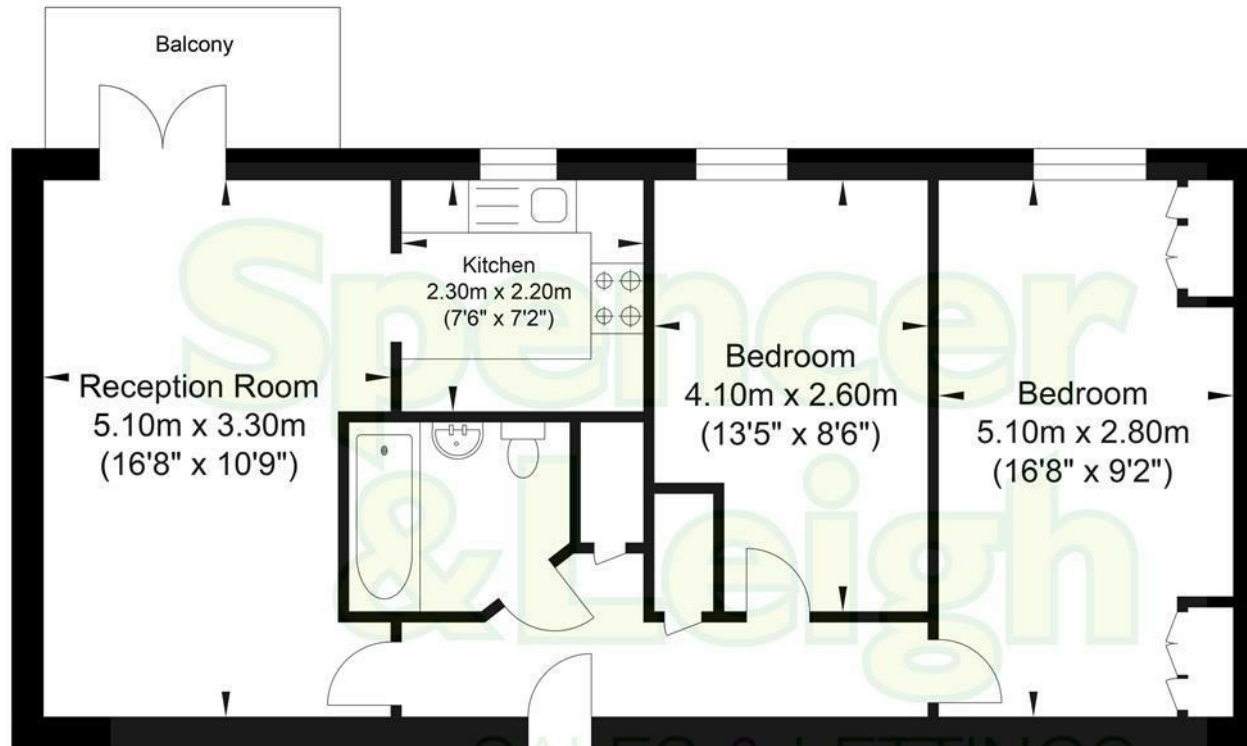
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(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 	

**Spencer & Leigh**

# Tongdean Lane



Second Floor  
Approximate Floor Area  
620.32 sq ft  
(57.63 sq m)

Approximate Gross Internal Area = 57.63 sq m / 620.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.