

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

Spencer  
& Leigh





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

Price £225,000 - Leasehold

- Retirement Flat situated on the ground floor
- Two Double Bedrooms
- Modern fitted Shower Room
- Living Room with Juliet balcony
- Newly fitted Kitchen with integral appliances
- Newly fitted carpets, freshly decorated throughout
- Dimplex Quantum Heating System, newly fitted water heater
- House manager on site
- Communal Gardens
- Residents Parking

Situated on the ground floor, this popular warden-assisted flat provides ease of access and peace of mind for residents. Our vendor has improved the property by installing a newly fitted kitchen with integral appliances. Newly laid carpets and freshly decorated throughout which creates a welcoming atmosphere for you to make your own.

Stay warm and toasty during the colder months with the Dimplex quantum heating system and enjoy hot water on demand with the newly fitted water heater. The modern shower room has a useful double walk-in shower cubicle, while the two double bedrooms offer ample space for relaxation and rest.

Other benefits of living here include a house manager, a 24-hour emergency call service, a communal lounge, beautiful communal gardens to sit in and enjoy, residents undercover parking and a guest room for visitors.

Don't miss the opportunity to make this retirement flat your own and enjoy the convenience and comfort it has to offer. Book a viewing today and envision the possibilities of living in this lovely abode in Withdean, Brighton.



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  
 Living Room  
 16'5 x 10'9  
 Kitchen  
 7'6 x 7'2  
 Shower Room/WC

Bedroom  
 16'6 x 9'6

Bedroom  
 13'4 x 8'7

OUTSIDE

Communal Gardens  
 Communal Lounge  
 Residents Parking

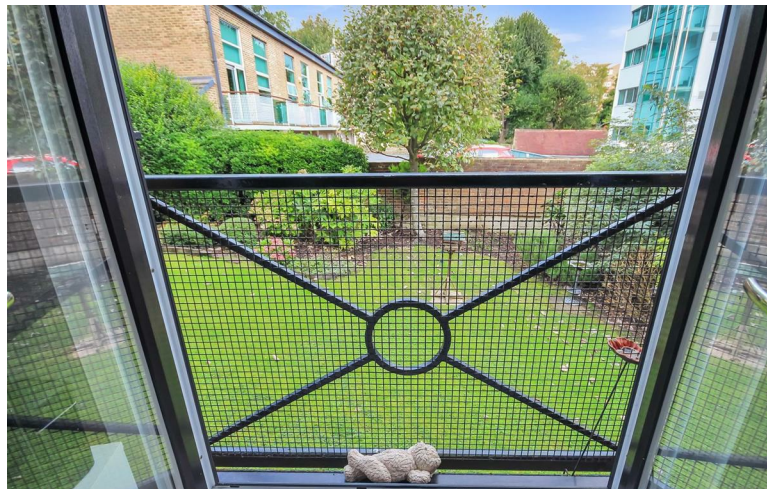
Property Information

71 years remaining on lease  
 Ground Rent £280.00 p/a  
 Service Charge £3,000 p/a  
 Council Tax Band C: £2,078.28 2024/2025  
 Utilities: Mains Electric. Mains water and sewerage  
 Parking: Residents Parking  
 Broadband: Standard 18Mbps & Ultrafast 1000Mbps 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>	69	74
(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



Approximate Floor Area  
620.75 sq ft  
(57.67 sq m)

Approximate Gross Internal Area = 57.67 sq m / 620.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.