



Spencer
& Leigh

Flat 109, Windsor Court, Tongdean Lane, Withdean, BN1 5JS

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Price £149,950 - Leasehold

- Warden Assisted Living
- Generous One Bedroom Apartment
- Found on the Top Floor
- South Facing with Balcony
- Upgraded Walk in Shower Room
- Communal Gardens & Residents Lounge
- Bright Kitchen with Fitted Appliances
- Residents Parking
- Guest Suite (Charged Separately)
- Exclusive to Spencer & Leigh

One of only a handful of apartments in this well maintained warden assisted development to include a South Facing Balcony. In a prime location on the Top Floor featuring lift access this apartment is larger than most due to the position in the block.

The apartment consists, of a larger than standard bedroom, also benefitting from the elevated Southerly aspect, with plenty of room for Wardrobe, Desk, Bed-side tables and a chest. The Shower room has been updated, so now features a close door system, with pull down seat and electric shower. The lounge has a beautiful view over the well-kept communal gardens and from here there is a further Balcony to enjoy the views further afield, the original Kitchen has been well maintained due to having previously being covered, it features a built in oven and there is further space for washing machine and Fridge/Freezer.

Other points worthy of a mention are Warden assisted/building manager on site, Care Link pull chords in all rooms, Residents first come parking, communal Lounge with a range of daily activities and well maintained gardens to enjoy when the weather allows!

As this is only one of a few to feature the favoured South Balcony it won't stay around long, early viewing is deemed essential!



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
Entrance
Entrance Hallway
Living Room
16'4 x 10'4
Kitchen
7'5 x 7'2
Bedroom
16'5 x 10'7
Shower Room/WC
OUTSIDE
Balcony
Communal Gardens
Communal Lounge
Residents Parking
Property Information
62 years remaining on lease
Ground Rent £120 p/a
Service Charge £4,360.08 p/a
Council Tax Band C: £2,182.92 2025/2026
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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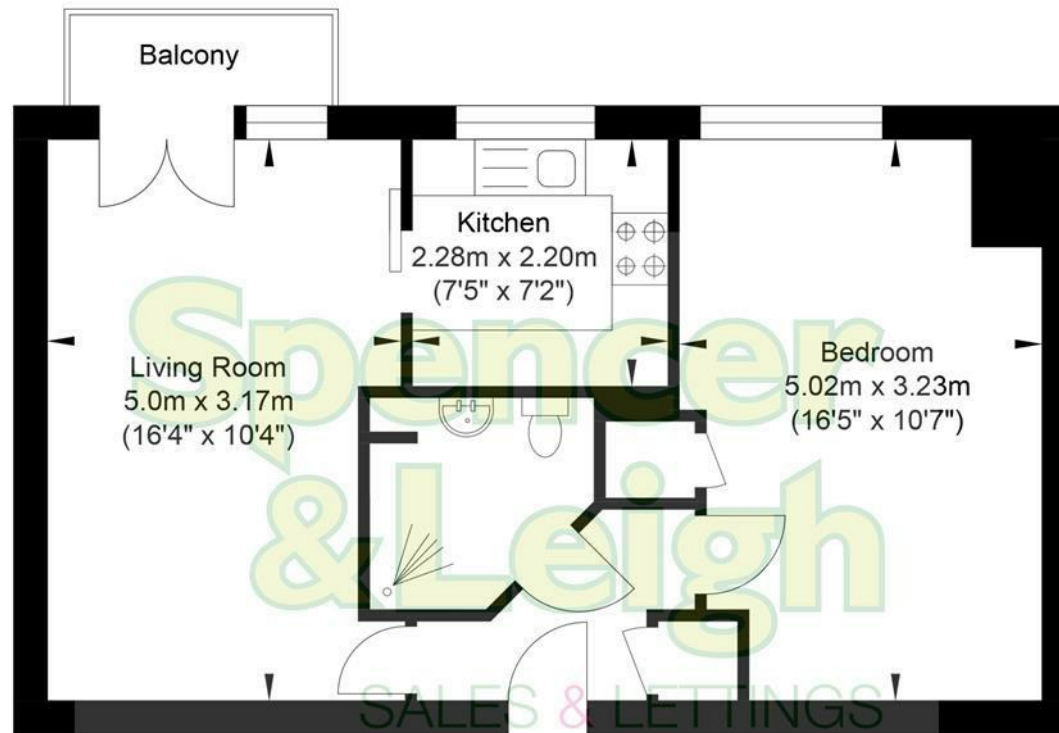


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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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Tongdean Lane



Ground Floor
Approximate Floor Area
492.98 sq ft
(45.80 sq m)

Approximate Gross Internal Area = 45.80 sq m / 492.98 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.