

Spencer  
& Leigh



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



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Brighton, BN1 5JS

Price £132,500 - Leasehold

- Newly refurbished retirement flat
- One double bedroom
- New lease to be granted upon completion
- 24 hour Emergency pull cords and water rates included
- Directly overlooking the communal gardens at the front
- Sought after ground floor mezzanine position
- Guest suite for relatives
- Communal gardens & Parking
- No onward chain
- Internal inspection highly recommended

Situated on the ground floor mezzanine at the front of the block overlooking the pleasant communal garden with a bright south-easterly aspect is this spacious one-bedroom apartment. The property has been beautifully modernised and features a good-sized lounge with French doors and a Juliette balcony overlooking the communal gardens, a new fitted kitchen fitted with modern amenities, a double bedroom and a bathroom. Additionally, all of the floor coverings have been replaced throughout. There is electric heating, and emergency pull cords should you need to summon the assistance of the House Manager. Conveniently, there is undercover parking provided on a first-come, first-served basis. The residents of Windsor Court must be at least 55 years of age, many of whom socialise within their friendly community. Windsor Court itself has a residents' lounge, a guest suite for relatives and well-maintained communal gardens.



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  
16'8 x 10'8

Kitchen  
7'10 x 7'3

Bedroom  
14'8 x 8'8

Bathroom

OUTSIDE

Communal Gardens

Communal Parking

Property Information

63 years remaining on lease

Service Charge - £4,944.00 p/a

Ground Rent - £120.00 p/a

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking

Broadband: Standard 17 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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

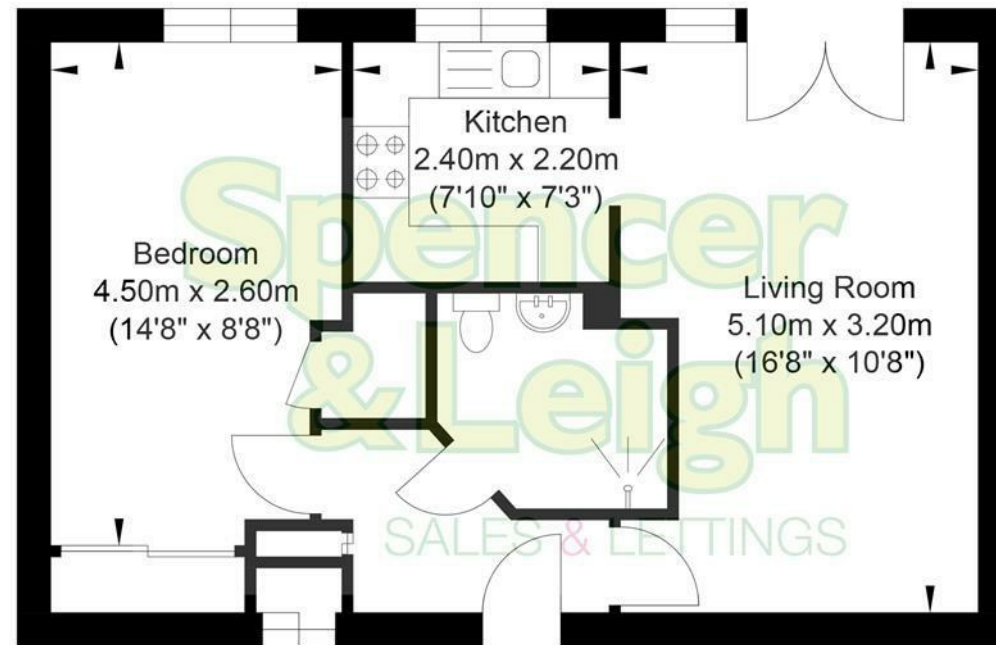
Council Tax Band:- C

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>	72	78
(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		
England & Wales		EU Directive 2002/91/EC

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## Tongdean Lane



Approximate Floor Area  
449.0 sq ft  
(41.70 sq m)

Approximate Gross Internal Area = 41.7 sq m / 449.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.