



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

Spencer
& Leigh

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

Price £189,950 - Leasehold

- Dual aspect top floor flat
- View overlooking Withdean Park
- 15' dual aspect living room
- Fitted kitchen with some appliances
- Double bedroom with wardrobe cupboards
- Bathroom/ WC
- No ongoing chain
- Residents' communal lounge and gardens
- Newly decorated and carpeted
- Residents' parking

Freshly decorated and newly carpeted is this light and bright, good size retirement apartment overlooking Withdean Park. The property is offered for sale with no ongoing chain and is exclusive to Spencer & Leigh. Located on the top floor at the front of the building, with far reaching views, this great flat is hard to beat. Property features well maintained communal ways, a residents' lounge for socialising, communal gardens, parking and laundry, in addition to an on-site warden. There is an entrance hallway with built in storage cupboards accessing a 15' living room, having a bright dual aspect with far reaching views, which opens into a well equipped, fitted kitchen with some integrated appliances. The double bedroom also overlooks the front of the building and benefits from built in mirror fronted wardrobe cupboards as well as the view. Unusually there is also an access hatch to the loft space ideal for storage. The bathroom is fitted with a modern suite and tiled walls. Viewing is highly recommended to fully appreciate what is on offer. Call to book your appointment.



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, Next 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.



Communal Entrance, with Stairs and Lift Access

Entrance Hallway

Communal Lounge

Lounge
15'5" x 10'2"

Kitchen
7'2" x 7'2"

Bedroom
13'5" x 8'6"

Bathroom
7'2" x 5'6"

Views

Communal Gardens

Residents' Parking

Laundry

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

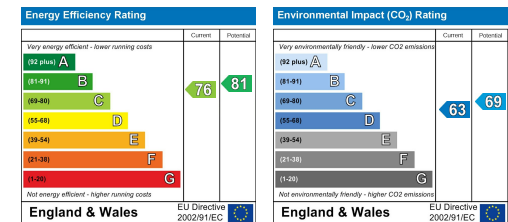


Starting out at Spencer & Leigh
108 Old London Road, Patcham

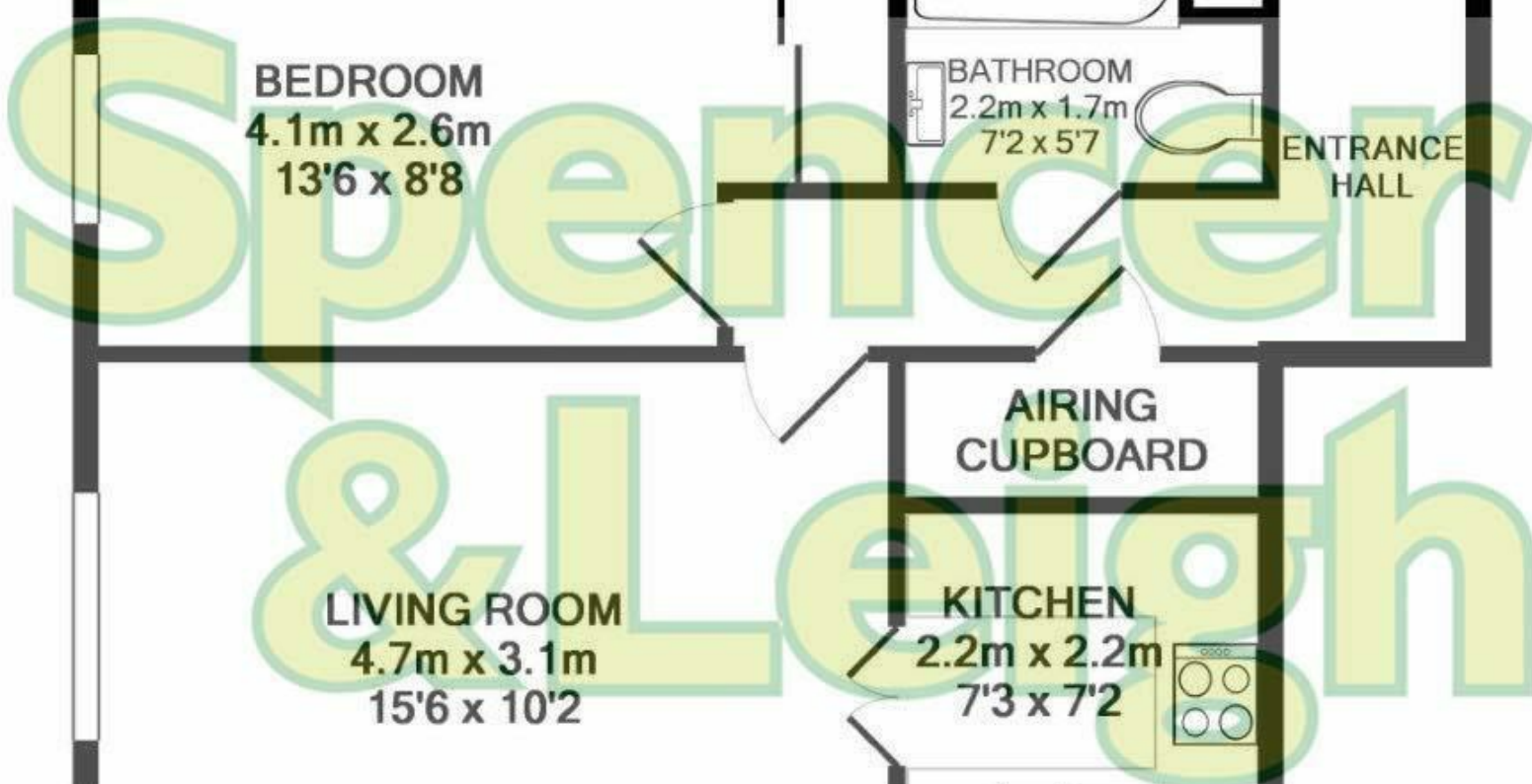
Turn left onto the A23

At roundabout take the 2nd exit onto
the A23 (signposted Town centre)

Finish at Lilac Court to your right on
London Road



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TOTAL APPROX. FLOOR AREA 42.8 SQ.M. (461 SQ.FT.)

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