



75 Windsor Court Tongdean Lane, Brighton, BN1 9JG Guide price £160,000 Leasehold

CHAIN FREE & spacious 2 bedroom second floor purpose built retirement apartment. Exclusive to those aged 55 & above, other features include; emergency call system, residents lounge, gardens & parking, SPACIOUS lounge, fitted kitchen & shower room/W.C. Viewings are highly recommended. Energy Rating: C77
Exclusive to Maslen Estate Agents

Entrance Hall

Electric heater, intercom, storage cupboard, cupboard housing water tank, doors to:

Bedroom

Double glazed window to side, electric heater.

Bedroom

2 x double glazed windows to side & rear, electric heater.

Bathroom

Panelled bath, electric 'Mira' shower over, low level W.C., vanity sink basin with cupboard under, part tiled walls, double glazed window to rear with frosted glass.

Lounge

Double glazed doors & window to front withy Juliet balcony, electric heater.

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, integrated oven with 4 ring electric hob above, extractor over, space & plumbing for dishwasher, part tiled walls, vinyl flooring, double glazed window to side.

Total approx floor area

62.9 sq.m. (677.4 sq.ft.)

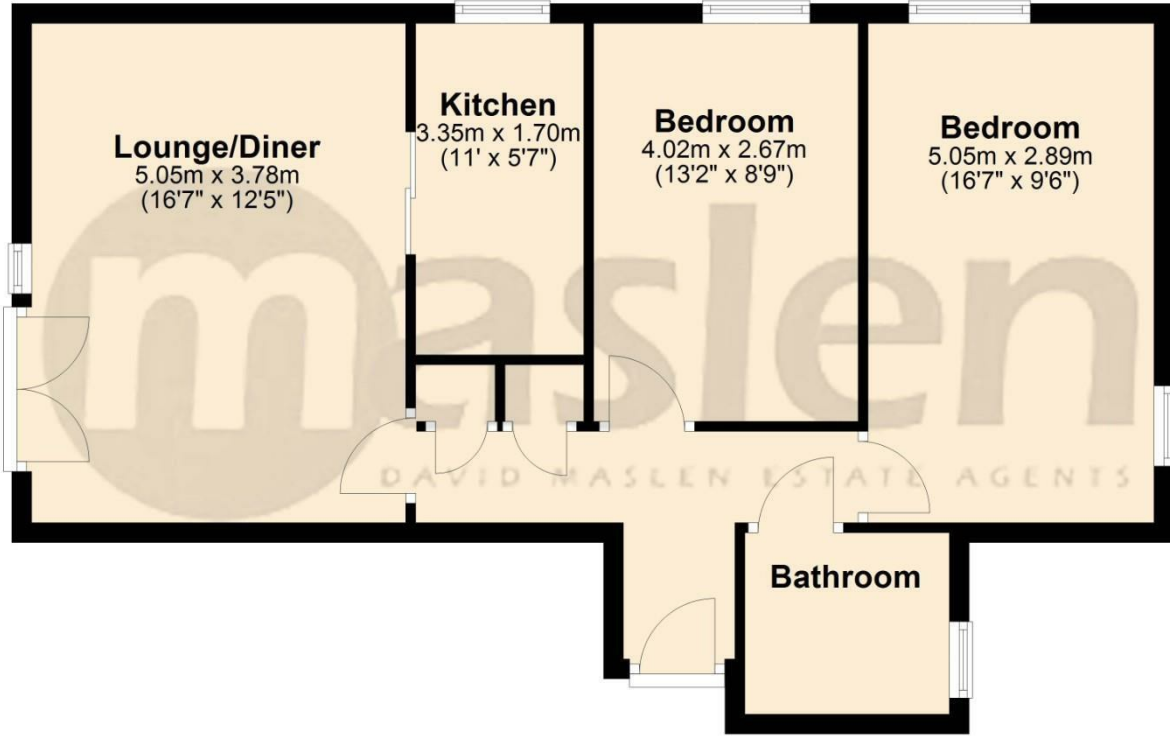
Council tax band C

V1



Floor Plan

Approx. 62.9 sq. metres (677.4 sq. feet)



Total area: approx. 62.9 sq. metres (677.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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