



Apartment (EPC Rating: B)

FLAT 24, LILAC COURT LONDON ROAD, PATCHAM, BN1 8PZ

£1,350

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Patcham

RETIREMENT FLAT - OVER 60'S ONLY | ON SITE PARKING | 6 MONTH ONLY

Naturally light and well-presented, this two-bedroom flat resides in Lilac Court: a high-quality development of sheltered apartments designed for the over 60s, looking to live independently, but with the peace of mind of a secure and social environment brings. The development is in the prestigious area of Withdean, close to the leafy environs of Withdean Park and just a short bus ride from Preston Park. There's a residents' lounge where weekly social events are held to include card game evenings, coffee mornings, darts and bingo; as well as being a place for general socialising between the residents and staff.

This property is available on a 6 month only letting as will be marketed for sale. Ideal for someone on a wait list for more long term accommodation.

There is wheelchair access throughout with lifts to the upper floors and 24-hour alarm systems in every room, so you can ensure complete peace of mind. Pets are allowed and the building is beautifully maintained both inside and out. While the park sits to the front of the building, there are manicured gardens to the rear, and there is plenty of resident and visitor parking on-site. There are guest suites for visitors and the location is easy to access by bus, car or train with Preston Park Station just 15-minutes away.

Stepping inside this apartment, it feels immediately light and airy with spacious rooms and wide doorways to create a sense of flow. The decoration is neutral to suit all styles of furnishing and the fixtures and fittings throughout have been well-maintained.

Entering the hallway, there is deep cupboards with space to hang coats, linens and household items to ensure the flat remains clutter free. Next door, the bathroom has a full bath suite with shower over bath.

Both bedrooms are double with the principal room enjoying a wall of built-in wardrobes to maximise the space. They both benefit from tranquil views over the embankment to the rear where mature trees are filled with birdsong and the westerly aspect allows for warm light to filter in through double glazed windows during the afternoon.

Sharing this favoured aspect, the living room has generous windows which can be fully opened during summer to bring in the scents of the vast array of lilac trees in the park – of which the building was aptly named after. The windows are double glazed for extra warmth and tranquillity as the seasons cool, and being peacefully positioned to the rear of the building

ensures there is almost no sound from the road to the front. There is ample space in here for both sofas and a dining table and chairs while the kitchen is partially open to the room. Well-designed for the space, it has everything you need with a freestanding fridge and freezer plus an integrated electric hob, while the oven has been placed in a tower to avoid awkward bending. The residents have use of a communal laundry room, so there is no need for a washing machine in the apartment.

Vendor's Comments:

"This is a wonderfully friendly building to live in where you feel so well looked after - it's more like being in a hotel than just at home, and it is incredibly convenient to have a bus stop outside taking you into the city when needed. The second bedroom was ideal for grandchildren and guests to stay too."

Closest Schools:

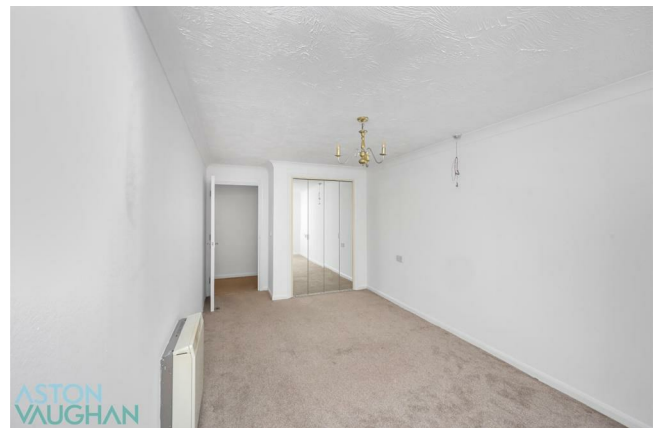
Primary: Westdene Primary
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC
Private: Brighton College

Good to Know:

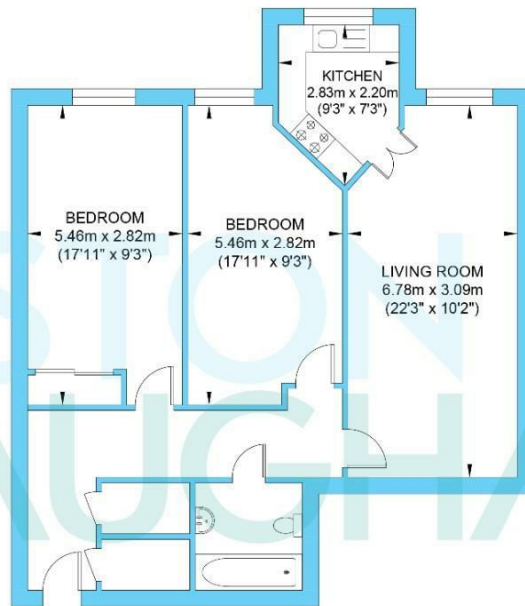
With a bus stop to the front taking residents into the city, to the station or to the beach, this apartment building is incredibly well-connected while enjoying the peace of the countryside. The security of sheltered housing allows complete peace of mind for residents and families, knowing that should anything happen, there are staff and resident warden managers on hand. For shops, Sainsbury's Local is



along Preston Road and there are large supermarkets on the bus route into Patcham.



London Road



Floor Plan
Approximate Floor Area
797.60 sq ft
(74.10 sq m)

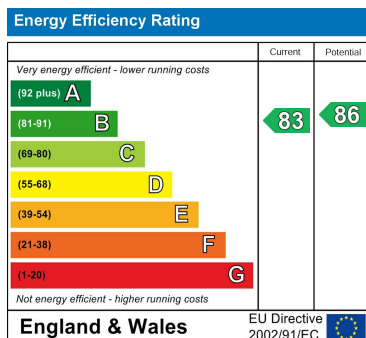
Approximate Gross Internal Area = 74.10 sq m / 797.60 sq ft

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

Council Tax Band

B

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.