



**Windsor Court, Tongdean Lane, Withdean, Brighton, BN1 5JS**



**welcome to**

**Windsor Court, Tongdean Lane, Withdean, Brighton**

\*\*\* CHAIN FREE - OVER 55's - PET FRIENDLY \*\*\* A spacious two double bedroom apartment situated in a popular location, close to Withdean sports stadium, Withdean Park and Preston Park railway station.



## GUIDE PRICE £175,000-£200,000

A well-maintained two bedroom 1st floor apartment forming part of a hugely popular retirement development exclusive to residents aged 55 and over. Windsor Court benefits from communal parking and a resident's lounge that is used for social gatherings and events for the benefit of the residents if they wish to participate. The communal garden is quiet and relaxing for all residents to use.

An estate manager is on site Monday to Friday 9am until 5pm, after hours there is a 24/7 service which is covered by managing agents, Anchor. All rooms have a pull cord which connects to the estate manager or managing agents on-call team. There is a guest suite available for relatives if they wish to stay.

Situated in this sought after residential location within reach of Withdean Park, Preston Park Station (0.5 miles away), Withdean Sports Complex and bus services to Brighton city centre and the famous seafront/promenade.



Total floor area 62.2 sq.m. (669 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Location

Windsor Court is one of the more sought after blocks which is set back from London Road and situated in a desirable location with a well-presented communal garden and within walking distance of Withdean Park. Windsor Court benefits from a communal lounge with weekly social events, communal gardens and parking. A Manager is on site 5 days a week, with 24hr emergency call system and emergency pull cords for your peace of mind.

Local bus services giving access to Brighton city centre and the famous seafront are available from London Road. Preston Park station is 0.5 miles away and easy access for driving commuters wanting to use the A23/A27 and surrounding areas. The apartment is within less than a mile distance of shopping facilities in the heart of Patcham Old Village. Westdene and Withdean also offer local shopping parades and amenities nearby.

The flat is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

## Key Information

### Train Stations

Preston Park Station - 0.5 miles  
Hove Station - 1.4 miles  
London Road Station - 1.9 miles  
Brighton Mainline Station - 2.6 miles

### Amenities

Patcham Village Shopping Parade - 0.3 miles  
Eldred Avenue Shopping Parade - 0.4 miles  
Sainsbury's Local (Preston Road) - 0.8 miles  
Sainsbury's Local (Carden Avenue) - 1.2 miles  
Fiveways Shopping Parade - 1.5 miles  
Asda Superstore (Hollingbury) - 2.1 miles

### Main Roads

A27/A23 Road Network - Less than a 10 minutes' drive away.

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### Additional Agent Note

Once a sale price has been agreed, the estate manager for Anchor Housing is required to carry out a needs assessment to ensure the scheme and property is suitable for the incoming resident.

welcome to

## Windsor Court, Tongdean Lane, Withdean, Brighton

- RETIREMENT APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE WITH JULIET BALCONY
- SEPARATE FITTED KITCHEN
- BATHROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- PASSENGER LIFT & COMMUNAL GARDENS
- CHAIN FREE - OVER 55's - PET FRIENDLY

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£175,000-£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP105948 - 0013

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**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)