

Spencer  
& Leigh



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

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Guide Price £200,000 - Leasehold

- Retirement flat for the over 60's
- Two double bedrooms, both with fitted wardrobes & drawers
- Spacious lounge/dining room
- Modern fitted kitchen
- Neutral décor throughout
- Upgraded electric heating
- Stylish bathroom suite
- No onward chain
- Pleasant Westerly views overlooking communal gardens
- Internal viewing recommended

GUIDE PRICE £200,000 to £220,000

This well-presented two-bedroom retirement flat for those over 60 is ideally located on the second floor, offering a beautiful westerly view over the communal garden. The spacious flat features a neutral colour scheme throughout. It includes a lounge with space for a dining table, leading into a modern fitted kitchen with appliances. Both bedrooms are good-sized double rooms, with both featuring fitted wardrobes and drawers. The bathroom is well equipped with a 'Jacuzzi' bath, rain fall shower above, and a screen. Additionally, there is plenty of storage space provided by two cupboards located in the hallway. Other notable features include modern electric heating, double-glazed windows, and emergency pull cords in each room for assistance. Lilac Court offers a communal lounge, laundry room, and a well-tended garden for residents to enjoy at their leisure. Viewing is highly recommended.



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, Matalan, Pets at Home 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.



Security Entrance System

Stairs and lift rising to all floors

Entrance

Entrance Hallway

Lounge/Dining Room

21'11 x 10'9

Kitchen

8'6 x 7'6

Bedroom

17'8 x 9'2

Bedroom

17'8 x 9'2

Bathroom

Communal Lounge

Laundry Room

OUTSIDE

Communal Gardens

Communal Parking

Property Information

Council Tax Band D: £2,338.06 2024/2025

101 years remaining on lease

Ground Rent - £844.44 p/a

Service Charge - £5,925.10 p/a

Utilities: Mains Electric. Mains water and sewerage

Parking: Private off road parking

Broadband: Standard 18Mbps, Superfast 80 Mbps available

Mobile: 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

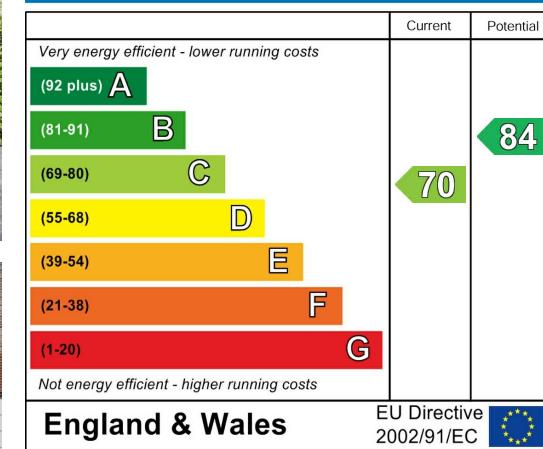
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

Council Tax Band:- D

#### Energy Efficiency Rating



**Spencer  
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# London Road



Second Floor  
Approximate Floor Area  
824.62 sq ft  
(76.61 sq m)

Approximate Gross Internal Area = 76.61 sq m / 824.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.