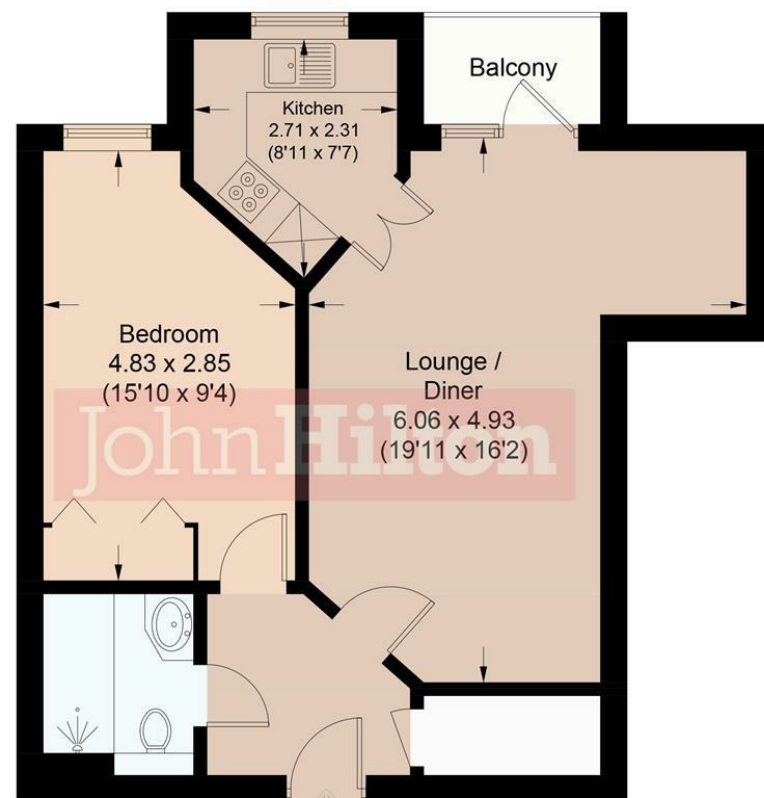


Lilac Court, London Road, Brighton, BN1 8PZ

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



Sixth Floor

IN

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 546.00 sq ft

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

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £110,000 Leasehold



41 Lilac Court, London Road Brighton, BN1 8PZ

Being Sold via Secure Sale Online Bidding
Terms & Conditions apply
Starting Bid £110,000

Retire in style in this well-presented, one-bedroom retirement apartment which occupies a favoured front-facing position overlooking Withdean Park. Situated on the sixth floor with balcony offering views over the park within a modern and well-maintained McCarthy and Stone development, built circa 2000 for the over 60s. Generously proportioned accommodation consists of a living room with dining area, fitted kitchen, bedroom, modern shower room with easily accessible walk-in shower, and large walk-in cupboard useful for storage. The property also has a 24-hour alarm call system which can be accessed in any room in case of emergency. Warden assisted, with passenger lifts if you don't want to take the stairs, there is also a Guest Suite for visiting family members, a communal living room with kitchen for socialising, and a laundry room with washing machines and tumble dryers. The property is surrounded by landscaped gardens with seating areas and off-road parking for residents to the front. Situated in an easily accessed location with good transport links. Please call for a viewing!

Approach
Security intercom.

Communal Entrance Hall
Passenger lifts and stairs to 6th floor.

Entrance Hall
Fitted carpet, large walk-in storage cupboard which also houses hot water cylinder.

Lounge/Dining Room
6.06m x 4.93m (19'10" x 16'2")
Fitted carpet, UPVC double-glazed door to balcony with views towards Withdean Park.

Kitchen
2.71m x 2.31m (8'10" x 7'6")
Range of units at eye and base level, worktops with acrylic splashbacks, stainless steel sink with mixer tap and drainer, fitted 'Bosch' oven and microwave, 'Bosch' induction hob with canopy extractor hood over. Spaces for appliances including washing machine, and double-glazed window to front with views towards Withdean Park.

Bedroom
4.83m x 2.85m (15'10" x 9'4")
Fitted carpet, fitted wardrobe with concertina mirrored doors, and double-glazed window to front.

Shower Room
Fully tiled with large walk-in shower enclosure, main shower with hand shower on a riser. Low-level WC with concealed cistern incorporating built-in cupboards, counter top and LED-lit sensor touch mirror over, wash basin with mixer tap and cupboards below, and heated towel rail.

Balcony
Views towards Withdean Park.

Communal Gardens
Well-maintained gardens with lawn, mature shrubs, small trees, paved patio garden.

COMMUNAL FACILITIES:

Lounge
Comfortable seating, kitchenette with tea and coffee making facilities, and access to:

Laundry Room
With washing machines and tumble dryers.

Refuse
Also with recycling facilities.

Parking
Spaces to the front of the building.



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	

Council Tax Band: **C**

- Well-Presented One-Bed Apartment
- For the Over 60s
- Sixth Floor with Balcony Overlooking Withdean Park
- Being Sold via Secure Sale Online Bidding
- Immediate 'Exchange of Contracts' Available
- Modern & Well-Maintained Development
- Passenger Lifts
- Communal Living Room for Socialising
- Delightful Landscaped Gardens
- Residents' Parking & Good Transport Links into City Centre