

Spencer  
& Leigh



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



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Brighton, BN1 8PZ

Price £140,000 - Leasehold

- Luxury retirement flat
- One double bedroom with fitted wardrobes
- Larger than average 19' L' shaped Living/dining room
- Overlooking Withdean Field
- Private balcony off of the lounge
- Upgraded kitchen with appliances
- No onward chain
- McCarthy Stone Building, built in 2000
- Communal living room, gardens, parking, guest suite and laundry room
- Internal inspection highly recommended

Lilac Court is a prestigious warden-assisted block designed for residents aged 60 and over. This particular one-bedroom apartment is located at the front of the building, offering stunning views of the nearby Withdean Park. It features a spacious 19-foot lounge/dining room with a bright, south-easterly aspect, highlighted by full-height windows that lead to a balcony.

The apartment includes a modern fitted kitchen with integrated appliances and a double bedroom equipped with built-in wardrobe cupboards. The bathroom has recently been upgraded to feature a large walk-in shower with a glazed screen, tailored to suit the current owner's needs.

Internally, the flat is in good condition throughout. For added peace of mind, there are emergency pull cords and a helpful warden available should assistance be needed. Lilac Court fosters a true sense of community, with residents frequently socialising in the bright and airy communal lounge and participating in organised day trips.

Additionally, the facility offers communal parking, a passenger lift to all floors, and a guest suite for family members requiring overnight accommodation.



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 & Lift rising to all Floors
- Entrance
- Entrance Hallway
- Living Room  
19'8 x 15'9
- Kitchen  
8'6 x 7'7
- Bedroom  
15'9 x 9'2
- Shower Room/WC  
6'11 x 5'7
- Laundry Room
- Communal Lounge
- OUTSIDE
- Balcony
- Communal Gardens
- Communal Parking
- Property Information
- 99 years remaining on lease
- Ground Rent: £723.80 p/a
- Service Charge - £3,128.06 p/a
- Council Tax Band C: £2,078.28 2024/2025
- Utilities: Mains Electric. Mains water and sewerage
- Parking: Communal parking and un-restricted on street parking
- Broadband: Standard 18 Mbps, Superfast 80 Mbps available (OFCOM checker)
- 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)

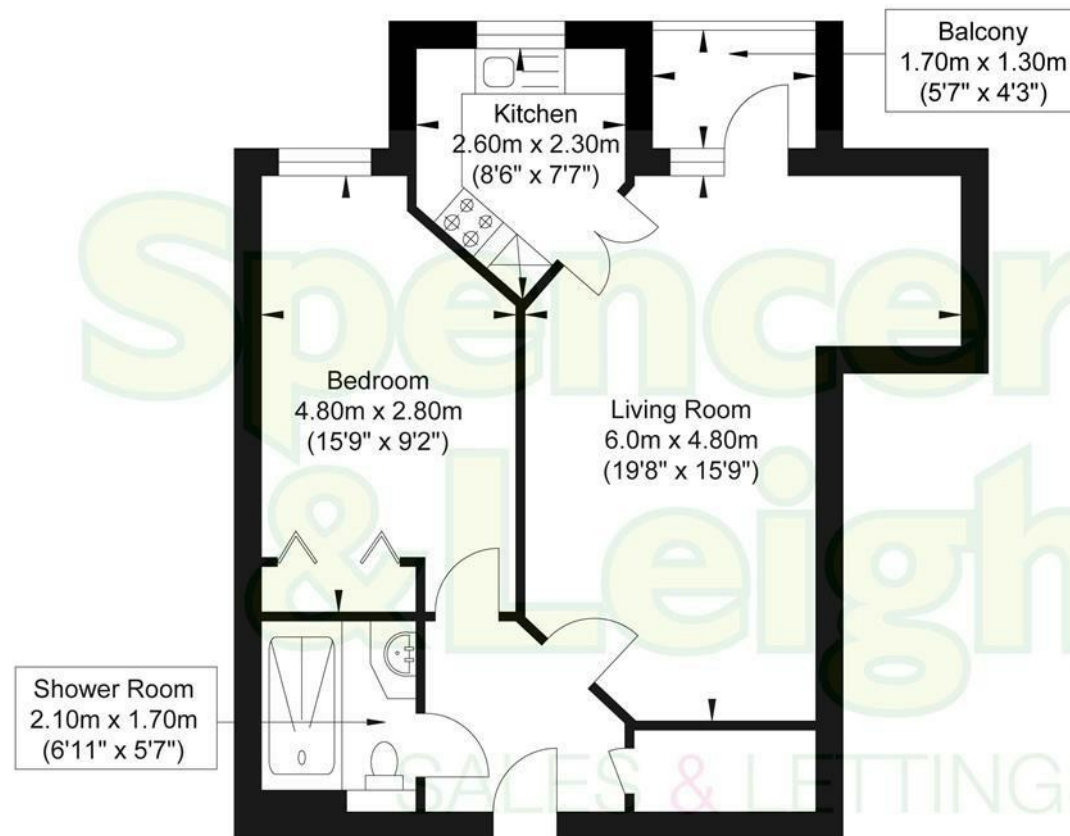


Council:- BHCC  
Council Tax Band:- C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            | <b>70</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



## London Road



Sixth Floor  
Approximate Floor Area  
526.57 sq ft  
(48.92 sq m)



Approximate Gross Internal Area = 48.92 sq m / 526.57 sq ft

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