

**Spencer
& Leigh**

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



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Brighton, BN1 8PZ

Price £180,000 - Leasehold

- Well presented retirement flat
- Two double bedrooms
- Spacious lounge/dining room
- Fifth floor with views of garden
- Modern kitchen & updated shower room
- Communal lounge, guest suite and laundry room
- Manicured communal gardens & parking
- No onward chain
- Viewing highly recommended
- Close to local shops and travel networks

Lilac Court is a prestigious retirement block designed for residents aged 60 and over. This particular two-bedroom apartment is situated on the fourth floor, offering a westerly aspect and views of the beautifully maintained communal garden. The apartment features a lovely lounge with space for a dining table, a fitted kitchen, and an updated shower room. The interior is in excellent condition, complete with double-glazed windows and electric heating. For added peace of mind, emergency pull cords are installed, and a helpful warden is available should assistance be needed.

There is a strong sense of community at Lilac Court, with residents often socialising in the bright and airy communal lounge and participating in organised day activities. Additionally, the property offers convenient communal parking, a passenger lift to all floors, and a guest suite for family members who may need 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
 16'8 x 11'1

Kitchen
 8'10 x 5'8

Bedroom
 15'3 x 9'1

Bedroom
 15'3 x 7'10

Shower Room/WC

Communal Lounge

Laundry Room

OUTSIDE

Communal Gardens

Communal Parking

Property Information
 100 years remaining on lease
 Ground Rent: £844.00

Service Charge - £6,100 p/a

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Electric. Mains water and sewerage

Parking: Communal parking and restricted on street parking

Broadband: Standard 17 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



Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 85 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



London Road



Fourth Floor
Approximate Floor Area
648.31 sq ft
(60.23 sq m)



Approximate Gross Internal Area = 60.23 sq m / 648.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.