

**Spencer
& Leigh**



12 Lilac Court, London Road, Patcham, Brighton, BN1 8PZ



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Price £170,000 - Leasehold

- Second floor retirement flat
- One large bedroom with fitted wardrobes
- Larger than average 19' lounge/dining room
- Modern fitted kitchen with high gloss units
- Sumptuous walk in shower room
- No onward chain
- Communal lounge, laundry room, manicured gardens and communal parking
- Balcony with views over Withdean Park and space for a table & chairs
- Exclusive to Spencer & Leigh
- Internal inspection recommended

Enjoy retirement living in this spacious second-floor flat with a balcony overlooking Withdean Park. The property resembles an upscale hotel suite, featuring a neutrally decorated interior, a modern fitted kitchen, and a luxurious bathroom with an oversized shower.

The larger-than-average lounge/dining room offers ample space for sofas as well as a dining table and chairs. It also boasts an easterly-facing balcony with direct views of Withdean Park. The modern kitchen is equipped with white high-gloss fitted units and some stainless steel integrated appliances.

The master bedroom also has direct views of Withdean Park and includes built-in wardrobes and cupboards. The bathroom features a contemporary suite, making this flat ready for immediate occupancy. If desired, it may be possible to purchase the flat with its contents.

Additional features include resident parking, a communal lounge for socialising, well-kept gardens, a laundry facility, and a general manager. This property is exclusive to Spencer & Leigh, and 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.



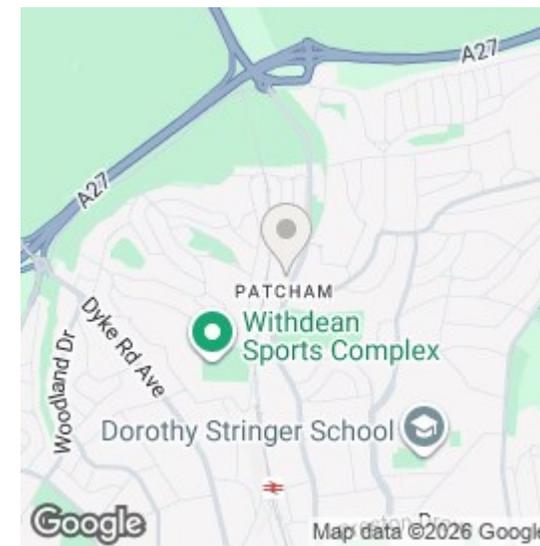
Security Entrance System
 Stairs and Lift rising to all Floors
 Entrance
 Entrance Hallway
 Sitting Room
 19'5 x 15'9
 Kitchen
 8'4 x 7'7
 Bedroom
 15'8 x 9'2
 Shower Room/WC
 OUTSIDE
 Balcony
 Communal Lounge
 Communal Gardens
 Communal Parking
 Laundry Room

Property Information
 100 years remaining on the lease
 Service Charge - £4,000 p/a
 Ground Rent - £720 p/a
 Council Tax Band C: £2,182.92 2025/2026
 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



Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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 	

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London Road



Second Floor
Approximate Floor Area
504.28 sq ft
(46.85 sq m)

Approximate Gross Internal Area = 46.85 sq m / 504.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.