



**Spencer
& Leigh**

86 Windsor Court, Tongdean Lane, Brighton, BN1 5JS

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Price £169,950 - Leasehold

- Purpose built retirement flat
- Two cosy bedrooms
- 16' Living room with 'Juliet' balcony
- Bathroom with shower cubicle
- Paula Rosa Kitchen
- Requiring modernisation
- Easy access to transport
- Off street parking for residents
- Communal lounge, guest suite and communal gardens
- Viewing recommended

This charming two-bedroom retirement flat on Tongdean Lane offers a wonderful opportunity for those seeking a peaceful lifestyle. Spanning an impressive 660 square feet, this first-floor residence is designed for comfort and convenience, catering specifically to residents aged 55 and over.

Whilst requiring modernisation, this spacious apartment represents an excellent opportunity for the new owner to add their style to this home.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The flat features two well-proportioned bedrooms, providing ample space for relaxation or hobbies. The bathroom features a walk-in shower cubicle to help facilitate ease of use.

One of the key advantages of this property is the absence of a chain, ensuring a smooth transition for prospective buyers. Additionally, residents will benefit from off-street parking, available on a first-come-first-served basis, a valuable asset in this desirable area.

With its prime location in Withdean, you will enjoy the serenity of suburban living while remaining close to the vibrant amenities of Brighton. This flat is perfect for those looking to downsize or embrace a more leisurely lifestyle in a supportive community. Don't miss the chance to make this retirement flat your new home.



Windsor Court is convenient for local shops, bus services and open green spaces located over the road at either Surrenden Field or Withdean Park. Local road networks give access into the city plus the A23/A27 giving more accessibility to the outer skirts of Brighton.



Communal Entrance

Entrance

Entrance Hallway

Living Room

16'8 x 6'7

Kitchen

7'8 x 7'2

Bedroom

16'7 x 9'7

Bedroom

13'5 x 8'7

Shower Room/WC

OUTSIDE

Juliet Balcony

Communal Gardens

Communal Lounge

Residents Parking

Property Information

62 years remaining on lease

Ground Rent: £160.00

Service Charge: £4,604.64

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking

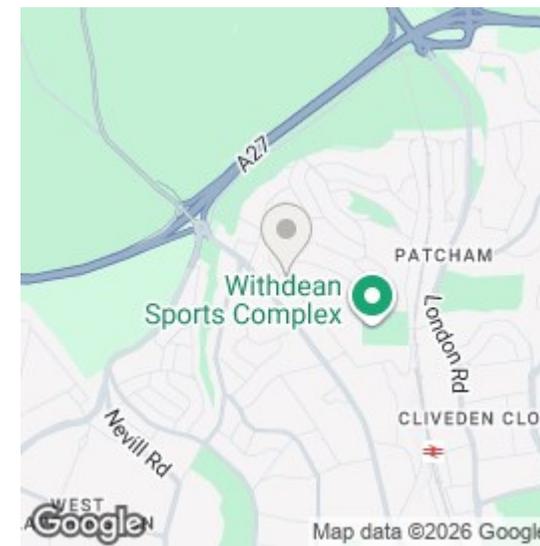
Broadband: Standard 18Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/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.

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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 | | |
| (69-80) C | 75 | 78 |
| (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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Windsor Court



First Floor
Approximate Floor Area
660.0 sq ft
(61.3 sq m)

Approximate Gross Internal Area = 61.3 sq m / 660.3 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.