



Lilac
Court

44 Lilac Court London Road
Brighton, East Sussex BN1 8PZ
Asking Price £150,000

 **DAVID & CO**

44 Lilac Court London Road, Brighton, East Sussex BN1 8PZ

Built by McCarthy & Stone, Lilac Court is a modern development of 44 self-contained retirement flats for the over 60s. This well presented 2 bedroom retirement flat is located on the 6th floor (top floor), having a beautiful westerly view over the communal garden. This spacious flat is well presented throughout with a neutral colour scheme with bright accommodation comprising: generous entrance hall, west facing lounge with space for a dining table which leads into a fitted kitchen with built in appliances, there are 2 double bedrooms with the main bedroom having built in wardrobe cupboards and a bathroom with a fitted shower and screen above. Unusually, there is plenty of storage space provided by two cupboards located in the hallway. The flat also further benefits from electric heating, double glazed windows and emergency pull cords in each room should assistance be required. Lilac Court has its own on site manager, laundry room, and large communal lounge overlooking a well maintained garden which the residents can enjoy at their leisure. * * VIEWING HIGHLY RECOMMENDED * * NO ONWARD CHAIN * *

Location

Lilac Court is located adjacent to the London Road directly opposite the delightful Withdean Park famous for its stunning collection of lilacs. Local shopping facilities are available in Eldred Avenue and in Patcham Old Village. Preston Park mainline station is within easy walking distance providing a link to London and Gatwick. There are regular bus services are available in London Road providing easy access to the city centre and seafront.

Accommodation

All measurements are approximate.

Communal Entrance Hall

Security entryphone system. Lift services and stairs leading to the upper floors.

6th Floor

Entrance Hall

Security entryphone system. Large walk in storage cupboard with meters and cloaks area.

Lounge 19'10" max x 11'11" (6.05 max x 3.65)

Enjoying a bright south and west facing aspect. Feature fireplace surround. Electric heater. Large storage cupboard. Double glazed window to side. Double glazed window to rear with views over the communal rear garden.

Kitchen 10'6" x 8'10" (3.21 x 2.71)

Fitted with a range of units comprising stainless steel single drainer sink unit with mixer tap inset in working surfaces with cupboards and drawers below. Space for fridge and additional appliance. Fitted

electric hob with extractor hood above. Matching range of wall cupboards. Fitted electric oven with cupboards above and below. Tiled splashbacks. Electric heater. Double glazed window to side (south facing).

Bedroom 1 13'8" x 9'7" (4.18 x 2.93)

Range of built in wardrobe cupboards with hanging and storage space. Double glazed window to rear enjoying a bright west facing aspect and with views over the communal rear garden.

Bedroom 2 16'8" x 7'9" (5.10 x 2.38)

Double glazed window to rear enjoying a bright west facing aspect and with views over the communal rear garden.

Bathroom

Fully tiled walls with suite comprising panelled bath with fitted shower over. Wash hand basin with cupboards below. Low level wc. Heated towel rail. Extractor fan. Fitted mirror with light/shaver point.

Outside

Large Communal Garden

A fabulous beautifully maintained large communal rear garden enjoying a bright south and west facing aspect with large patio leading to an area of lawn with mature flower and shrub borders and with many varieties of mature trees and shrubs

Residents Lounge

There is a large residents communal lounge enjoying a sunny west facing aspect with glazed doors leading directly onto the beautiful landscaped rear garden.

Laundry Room

Residents laundry room with fitted washing machines and tumble driers.

Residents Car Parking

There are a limited number of residents car parking spaces and visitor car parking spaces available at the front of the building which are on a 'first come, first served' basis.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with 99 years remaining on the lease.

HALF YEARLY SERVICE CHARGE: £3,076.92 From 1st September 2025 to 28th February 2026

HALF YEARLY GROUND RENT: £422.22 From 1st March 2026 - 31st August 2026

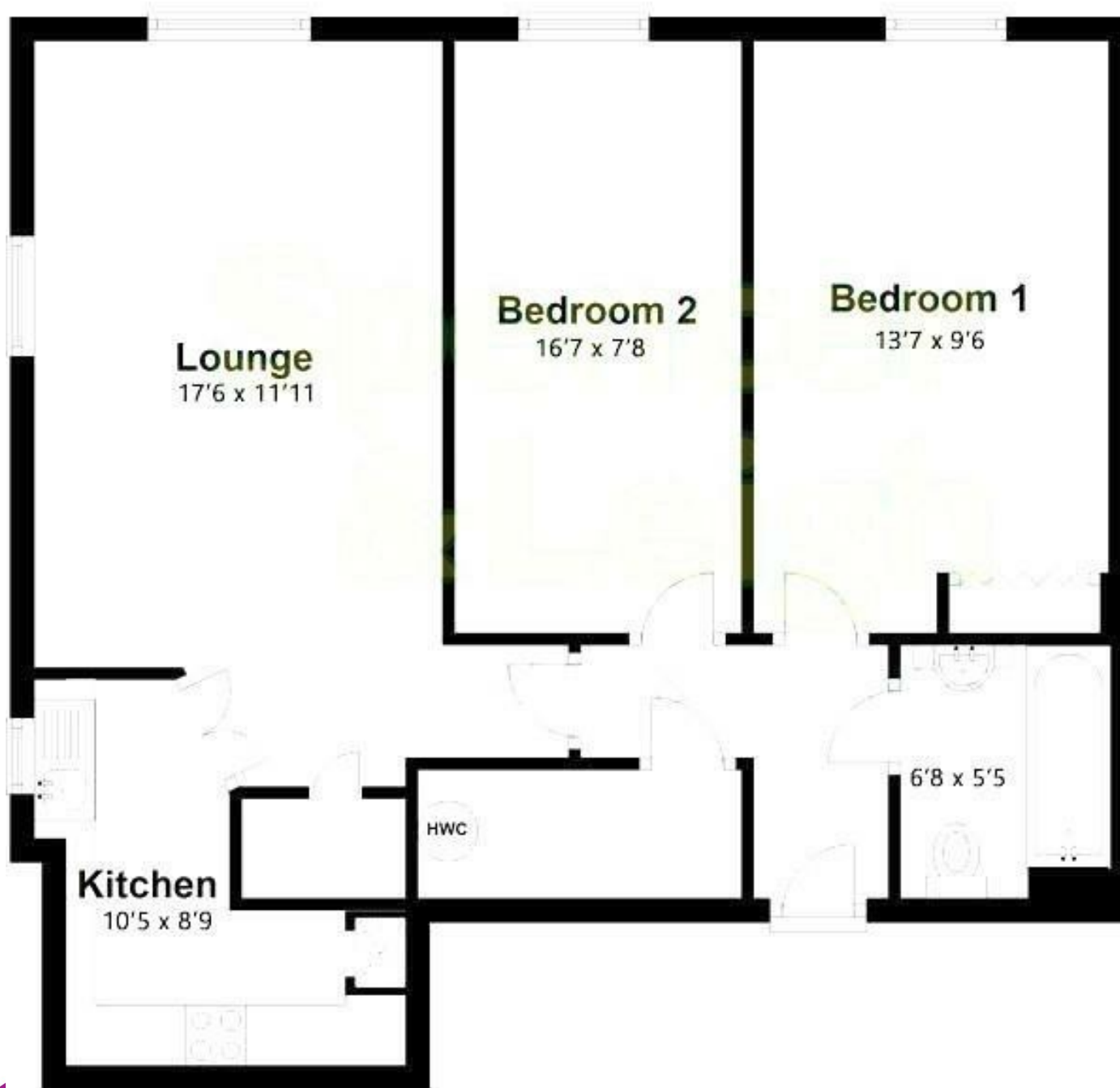
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.



Sixth Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

