

Sawyer&Co.
sales & lettings



Tongdean Lane, Brighton

East Sussex

Asking Price £170,000



Windsor Court, Tongdean Lane

Located in a highly regarded retirement development, a TWO-BEDROOM GROUND-FLOOR RETIREMENT APARTMENT with direct access to COMMUNAL GARDENS. Sold with NO ONWARD CHAIN.

Perfectly positioned in this popular over-55s development, this ground-floor apartment offers bright, spacious living with a genuine sense of space throughout. Well presented and flooded with natural light, the apartment has been thoughtfully arranged to maximise both comfort and flow. The accommodation comprises two generous double bedrooms, a good-sized bathroom with a bath and an overhead shower, a fully-fitted kitchen, and a lounge/dining room, which opens directly onto the immaculately maintained communal gardens. A welcoming hallway benefits from two cupboards offering convenient extra storage. A superb highlight of this apartment is its exclusive access to the communal garden. As the only property to enjoy this feature, it offers a sense of privacy and personal outdoor space.



Windsor Court is a popular retirement development, renowned for its friendly community and excellent facilities. Residents have access to communal parking, a welcoming residents' lounge used for social events and gatherings, and beautifully kept gardens. An estate manager is on site Monday to Friday from 9am to 5pm, with a comprehensive 24-hour out-of-hours service provided by managing agents Hanover. Each room is fitted with an emergency pull cord system for added peace of mind, and a well-presented guest suite is also available for visiting friends or family.



The Local Area

Set back from London Road and situated in a desirable location within walking distance of Withdean Park, Windsor Court benefits from a communal lounge with weekly social events, communal gardens and parking. A Manager is on site 5 days a week, with 24hr emergency call system and emergency pull cords for your peace of mind. Regular bus services on London Road provide easy access to Brighton city centre, the seafront, as well as out of town to the South Downs. Preston Park station is just half a mile away, offering services to Gatwick, London and beyond, and the A23 & A27 make access to the surrounding areas easy. Closer to home, nearby Patcham Village and Preston Drove offer a good selection of shops, cafes and restaurants.

Further Information

The property is not in a controlled parking zone, and the current Council Tax band is C, which was charged at £2,292.84 for 2026/27.

EPC rating - D Council Tax - C Parking - not in a controlled parking zone

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

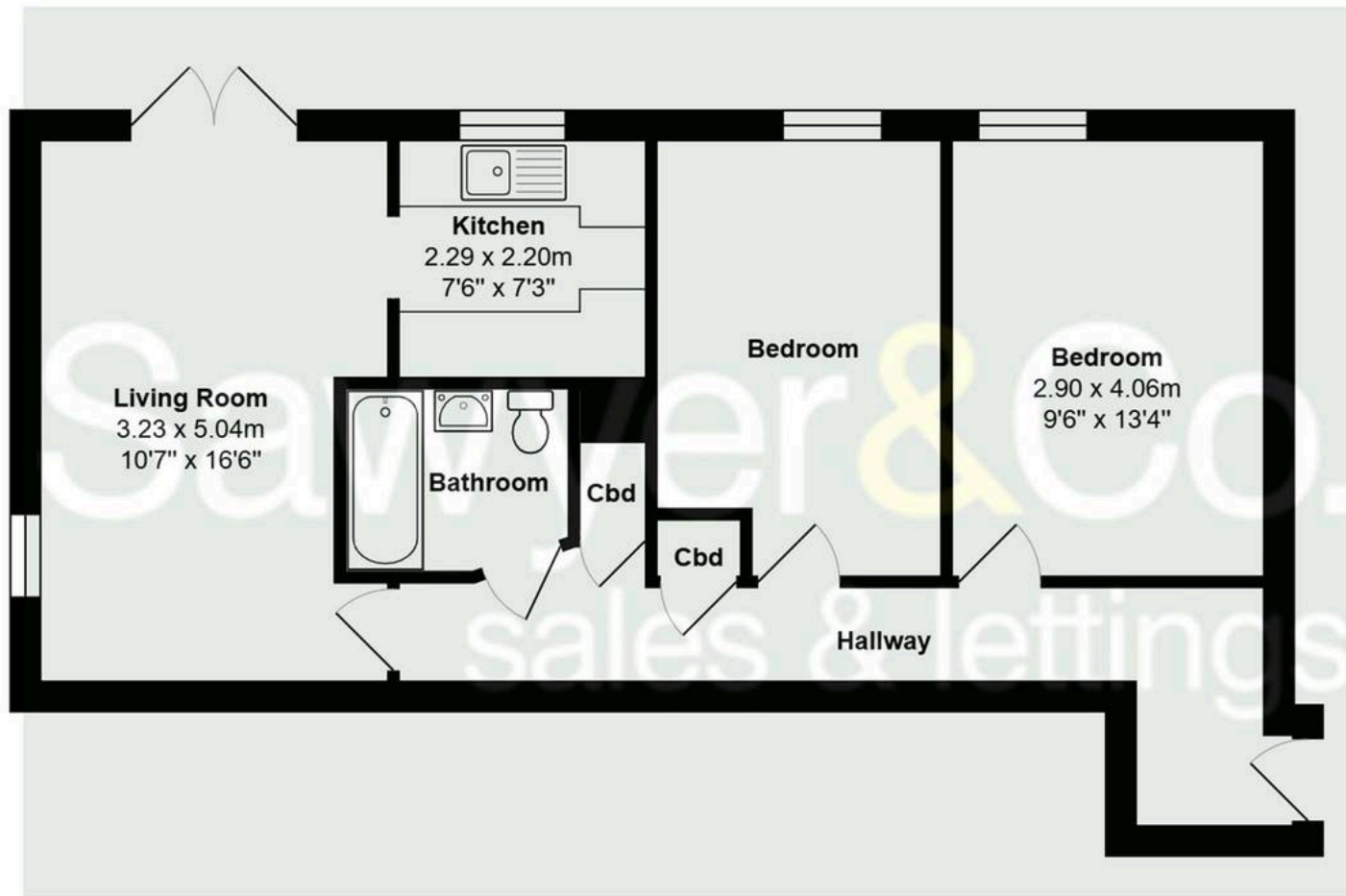
Unexpired term on lease - 88 years

Service Charge - £2,552 pa/Reserve Fund: £1,407.36 pa

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 59.4 m² ... 639 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.