

Spencer & Leigh



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

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Price £180,000 - Leasehold

- Larger than average retirement flat
- First floor overlooking communal gardens
- 22' Living room
- Separate fitted kitchen
- Two double bedrooms
- Newly fitted carpets
- House manager on site
- 99 year lease
- Residents parking
- No on going chain

LARGER than average TWO DOUBLE bedroom retirement flat. This apartment is situated on the first floor at the rear overlooking the BEAUTIFUL communal gardens. The hallway is spacious with two large walk in storage cupboards, one housing the hot water cylinder. Both bedrooms overlook the communal gardens and the master has fitted wardrobes. The bathroom is fitted with a lowered panelled bath and door for easy access, there is also a wall mounted shower, vanity wash basin and low level WC. The living room measures an impressive 22' and is large enough for sofas and dining table and chairs as well. The kitchen is fitted with matching wall and base level units and worktops. There is a four ring electric hob and extractor hood above, wall mounted electric oven and space for a low level fridge and freezer. Our vendor has recently fitted NEW CARPETS throughout. The retirement block features well maintained communal ways, a residents lounge for socializing, communal gardens to enjoy, residents parking and a laundry room. In addition there is an on site warden.



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.



Communal Door Entry System

Stairs & Lift rising to all Floors

Entrance

Entrance Hallway

Living Room
22' x 10'9

Kitchen
8'6 x 7'7

Bedroom
17'10 x 9'3

Bedroom
17'10 x 9'2

Shower Room/WC
6'7 x 6'5

Communal Laundry Room

Communal Lounge

OUTSIDE

Communal Gardens

Communal Parking

Property Information

99 years remaining on lease

Service Charge - £6,420.12 (per annum)

Ground Rent - £844.44 (per annum)

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

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:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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



London Road



First Floor
Approximate Floor Area
796.74 sq ft
(74.02 sq m)

Approximate Gross Internal Area = 74.02 sq m / 796.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.