



# 93, Windsor Court Tongdean Lane, BN1 5JS

**£190,000 Leasehold**

SOLD VIA MASLEN ESTATE AGENTS \*\*\*  
CHAIN FREE & spacious 2 bedroom second  
floor purpose built retirement apartment.  
Exclusive to those aged 55 & above, other  
features include; emergency call system,  
residents lounge, gardens & parking,  
SPACIOUS lounge, fitted kitchen & refitted  
shower room/W.C. Viewings are highly  
recommended. Energy Rating: C71  
Exclusive to Maslen Estate Agents

Communal front door with secure entry phone leading to:

#### **Communal Hallway**

Choice of stairs or lift rising to:

Personal front door with spy hole leading to:

#### **Entrance Hall**

Electric heater, wall mounted emergency call system & intercom, airing cupboard housing hot & cold water tanks, built in shelved storage cupboard. hatch to loft space, door to:

#### **Lounge**

Electric heater, coved ceiling, emergency pull cord, double glazed doors to front opening onto Juliet balcony, double glazed windows to front, sliding door leading to:

#### **Kitchen**

Range of wall, base & drawer units with roll edged laminated work surfaces over, inset 4 burner electric hob with cooker hood over & oven under, space & plumbing for washing machine, space for further appliances, part tiled walls, double glazed window to side.

#### **Bedroom**

Electric heater, emergency pull cord, range of built in wardrobes & drawers, coved ceiling, double glazed windows to side & rear.

#### **Bedroom**

Electric heater, emergency pull cord, coved ceiling, double glazed window to side.

#### **Shower Room**

Comprising quadrant shower cubicle with electric 'Mira' shower unit & sliding doors, vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, ladder style heated towel rail, part tiled walls, wood effect flooring, double glazed window with frosted glass to rear.

#### **Communal Features**

##### **Parking**

Residents carpark, each resident is given a voucher for the car park, spaces are available on a first come first served basis.

##### **Communal Lounge**

Located on the ground mezzanine floor, communal residents lounge.

##### **Guest Flat**

There is a guest flat subject to availability & cost.

##### **Communal Gardens**

Attractive communal gardens surround the building.

##### **Total approx floor area**

655 sq.ft. (60.8 sq.m.)

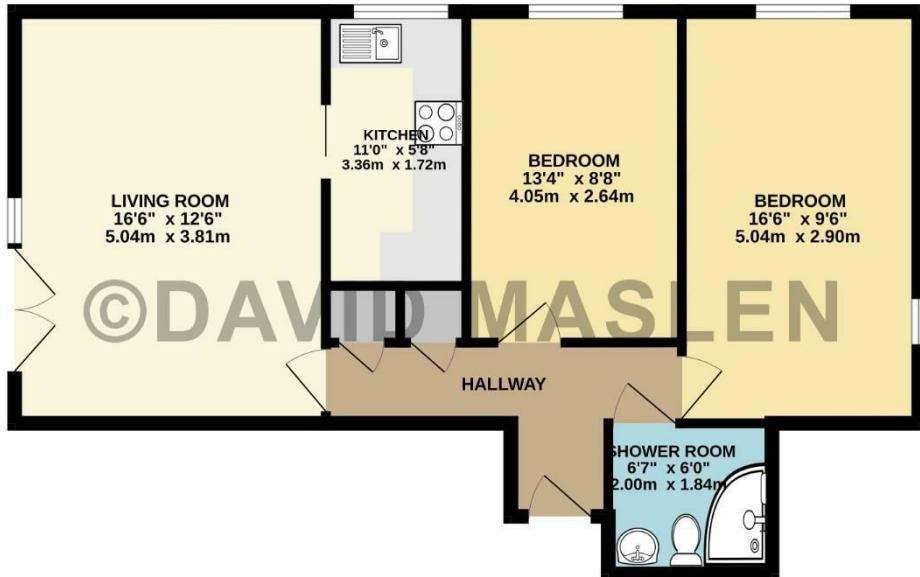
##### **Council tax band C**

V1

##### *What the owner says:*

*"This has been a happy home for nearly 10 years. Windsor Court is a friendly community where I got to know lots of people and enjoyed the helpful support of the building manager. Being really close to the bus route into town was great, making it easy to go to the town centre for shopping, the library or cafes. Surrenden Park and Field are an easy stroll to enjoy a sit on a sunny bench when the weather is pleasant."*





TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5.0/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	71	71
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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