

Spencer  
& Leigh



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

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Brighton, BN1 5JS

Price £135,000 - Leasehold - Share of  
Freehold

- Purpose built retirement flat
- Positioned on the ground floor
- One double bedroom with fitted wardrobes
- 16' Lounge with 'Juliet' balcony
- Well presented throughout
- Modern electric heaters & recently laid carpets
- Easy access wet room
- No onward chain
- Communal lounge, guest suite and care line
- Exclusive to Spencer & Leigh

This retirement flat is conveniently located for ease of access on the GROUND FLOOR of this popular retirement block exclusive to residents over the age of 55. This particular apartment has a preferred position in the block overlooking the tree lined street and communal front gardens with a bright westerly aspect which will benefit from the afternoon and evening sun. The property is offered for sale with NO ONGOING CHAIN, is of good decorative order throughout in a neutral theme and comprises of one good size double bedroom and a newly decorated shower room which benefits from a larger than average shower cubicle. The 18' dual aspect living room features double glazed doors which fill the space with light and opens up to the WEST FACING 'Juliet' balcony. The light & bright kitchen is fitted with a built in electric oven and hob and also includes a free standing fridge/freezer and washing machine which is located just off the living room. Windsor Court benefits from a communal entrance which has a secure entry phone system, a passenger lift, a residential lounge, guest suite, COMMUNAL GARDENS and RESIDENTS PARKING, which is on a first-come-first-serve basis. Other points worthy of a mention, the property features modern electric heating, recently laid carpets, double glazing throughout and also the WATER RATES & BUILDING INSURANCE are both included. Viewing is highly recommended by the Vendor's chosen agent, Spencer & Leigh!



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

Stairs and Lift rising to all Floors

Entrance

Entrance Hallway

Living Room

16'6 x 10'8

Kitchen

7'7 x 7'3

Bedroom

14' x 8'9

Shower Room/WC

6'7 x 6'4

OUTSIDE

Communal Gardens

Communal Lounge

Residents Parking

Property Information

63 years remaining on lease

Service Charge/Ground Rent £4,584.00 p/a

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

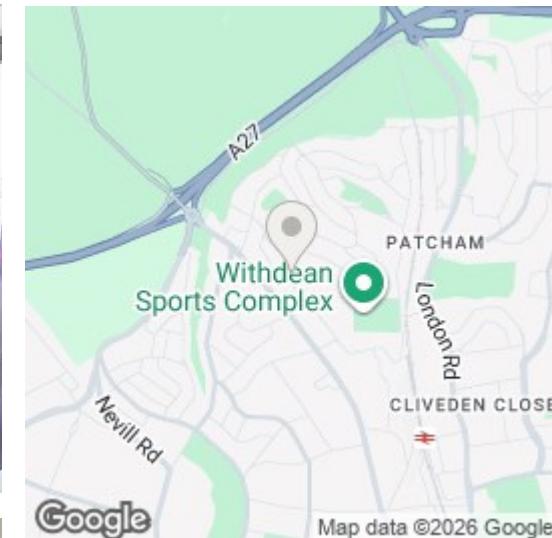
(OFCOM checker)

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.

**t:** 01273 565566

**w:** [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

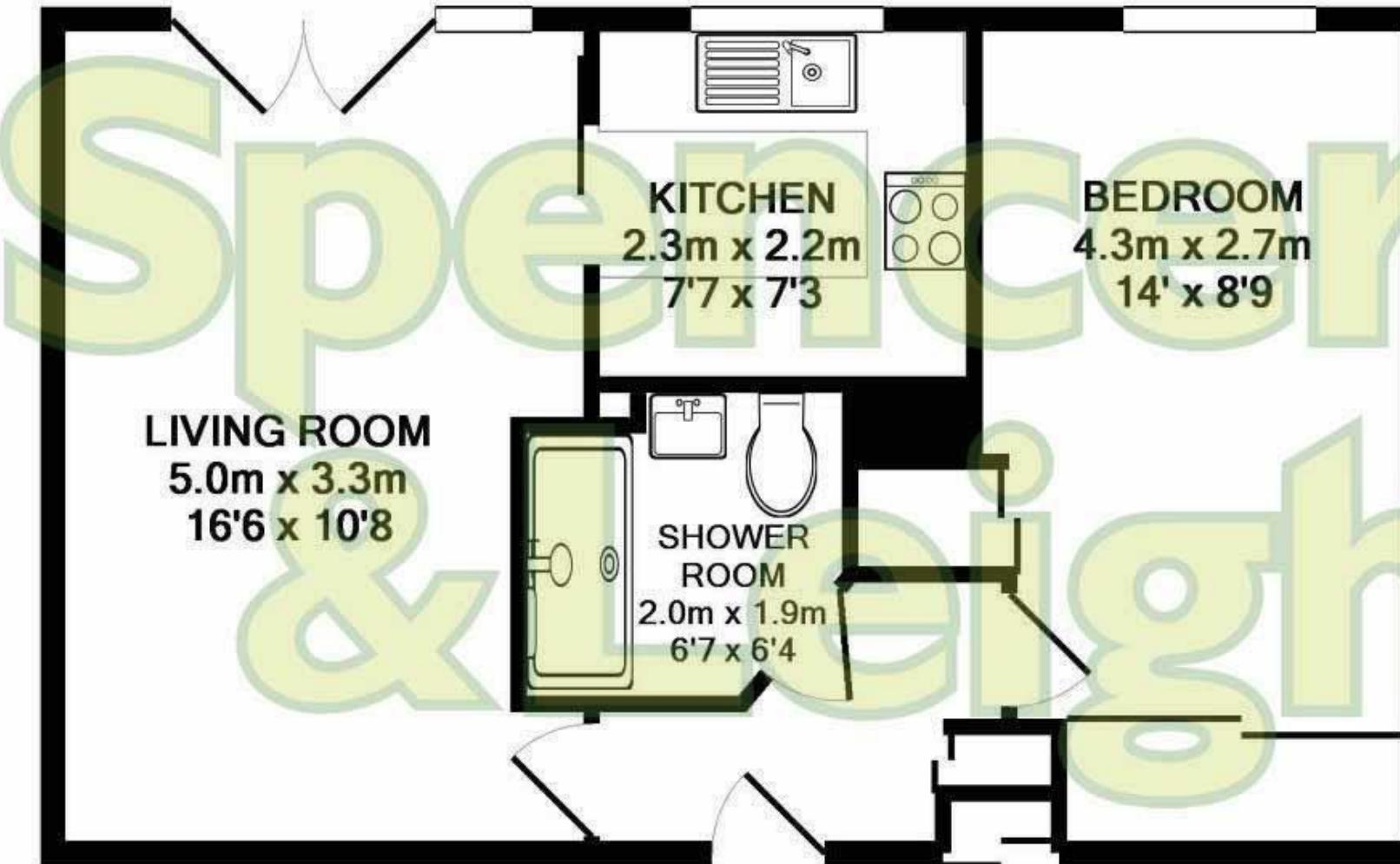


Council:- BHCC  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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TOTAL APPROX. FLOOR AREA 41.0 SQ.M. (441 SQ.FT.)

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