



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

Spencer  
& Leigh

## 102 Windsor Court, Tongdean Lane, Brighton, BN1 5JS

Price £135,000 - Leasehold

- Retirement flat
- One double bedroom with fitted wardrobes
- Extended lease
- Positioned on the second floor
- Guest suite, communal lounge and water rates included
- Well presented throughout
- Modern walk in shower and kitchen
- Juliet balcony from the living room
- No onward chain
- Internal inspection recommended

**\*\*EXTENDED LEASE!\*\*** This appealing retirement flat is located on the second floor, offering a view of the communal gardens at the rear. The flat features one double bedroom equipped with fitted wardrobes, as well as an airing cupboard housing the immersion heater and cold water tank.

There is a separate shower room that includes a walk-in shower cubicle, a vanity-style wash basin, and a WC. The living room is enhanced by French doors that open onto a Juliet balcony and includes a feature electric fireplace.

The kitchen, which is accessible from the living room, boasts fitted white units and countertops, along with the added benefits of an electric oven, a four-ring electric hob, an upright fridge/freezer, and a washing machine.

The flat is finished in a neutral colour palette, allowing the new owner to simply move in and enjoy the space. Additional benefits include access to a residential lounge, a guest suite, communal gardens, and resident parking. There is also no ongoing chain.



Windsor Court is convenient for local shops, bus services and open green spaces located over the road at either Surrenden Field or Witdean 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/Dining Room  
16'8 x 10'7

Kitchen  
7'6 x 7'2

Bedroom  
14'3 x 8'8

Shower Room/WC

OUTSIDE

Juliette Balcony

Communal Gardens

Communal Lounge

Residents Parking

Property Information

153 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

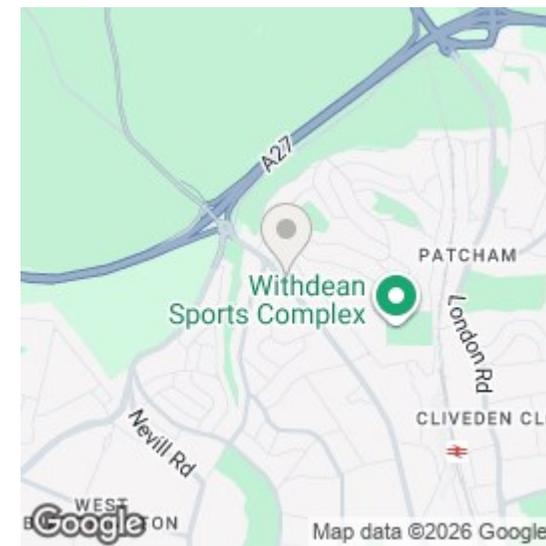
Broadband: Standard 18Mbps & Ultrafast 1000Mbps available  
(OFCOM checker)

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.

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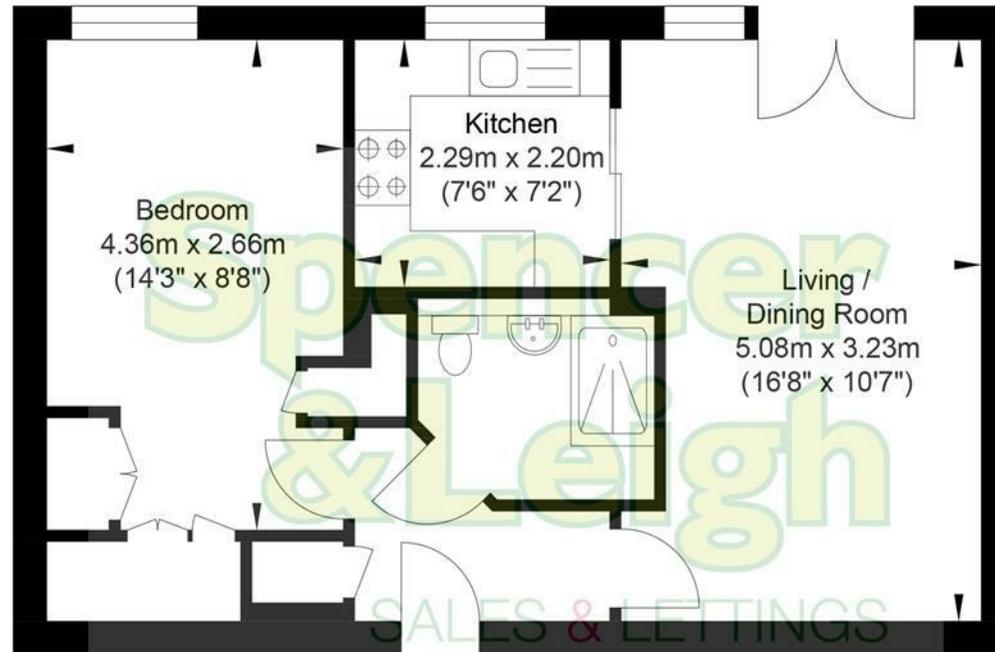
Council:- BHCC  
Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Spencer & Leigh

# Tongdean Lane



Second Floor  
Approximate Floor Area  
466.29 sq ft  
(43.32 sq m)

Approximate Gross Internal Area = 43.32 sq m / 466.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.