



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

Spencer  
& Leigh



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

Offers In Excess Of £130,000 - Leasehold

- Popular retirement block
- Well presented one bedroom flat
- Located on the second floor with pleasant view
- Spacious 15' living room
- Kitchen with appliances
- Modern bathroom installed in 2017
- No onward chain
- On site live in warden to assist residents
- Laundry room, communal lounge & guest suite
- Age requirement 60 years +

This well presented one bedroom flat is located on the second floor of this well regarded 'McCarthy Stone' warden assisted block, for the over 60's. The well cared for interior features a good size lounge with space for a dining table, a kitchen with appliances, a double bedroom with fitted wardrobes and a pleasant shower room which has been updated in recent years. New carpets have been laid in 2021 and many items can be included in the sale if required. Having an easterly aspect it has lovely views of a neighbouring park. Lilac Court has the added benefit of a guest suite for family and friends, and a communal lounge which residents may use to socialise and a laundry room. A beautiful well maintained communal garden can be enjoyed by the residents and is located to the rear of the block. Conveniently, there is private off road parking offered on a first come first served basis.



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.



Security Entrance System

Stairs and lift rising to all floors

Entrance Hall

Living Room  
15'5 x 10'4

Kitchen  
7'4 x 7'1

Bedroom  
14' x 8'11

Bathroom  
6'8 x 5'7

Communal Lounge

Laundry Room

Communal Gardens

Communal Parking

Property Information

Council Tax Band C: £2,078.28 2024/2025

101 years remaining on lease

Ground Rent - £600 p/a

Service Charge - £3,128.06 p/a

Utilities: Mains Electric. Mains water and sewerage

Parking: Private off road parking

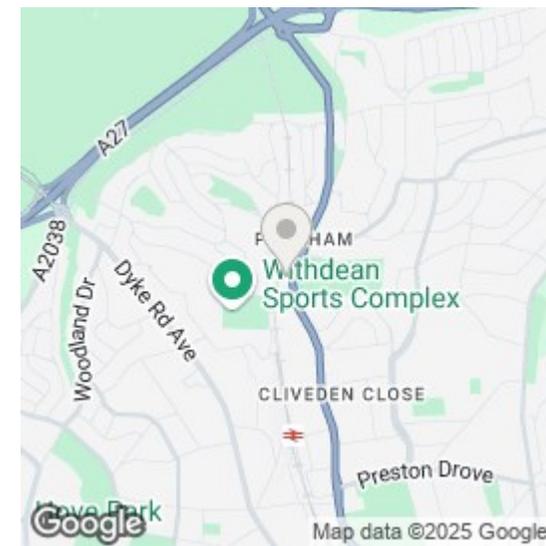
Broadband: Standard 17Mbps, Superfast 80 Mbps available

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](http://www.spencerandleigh.co.uk)

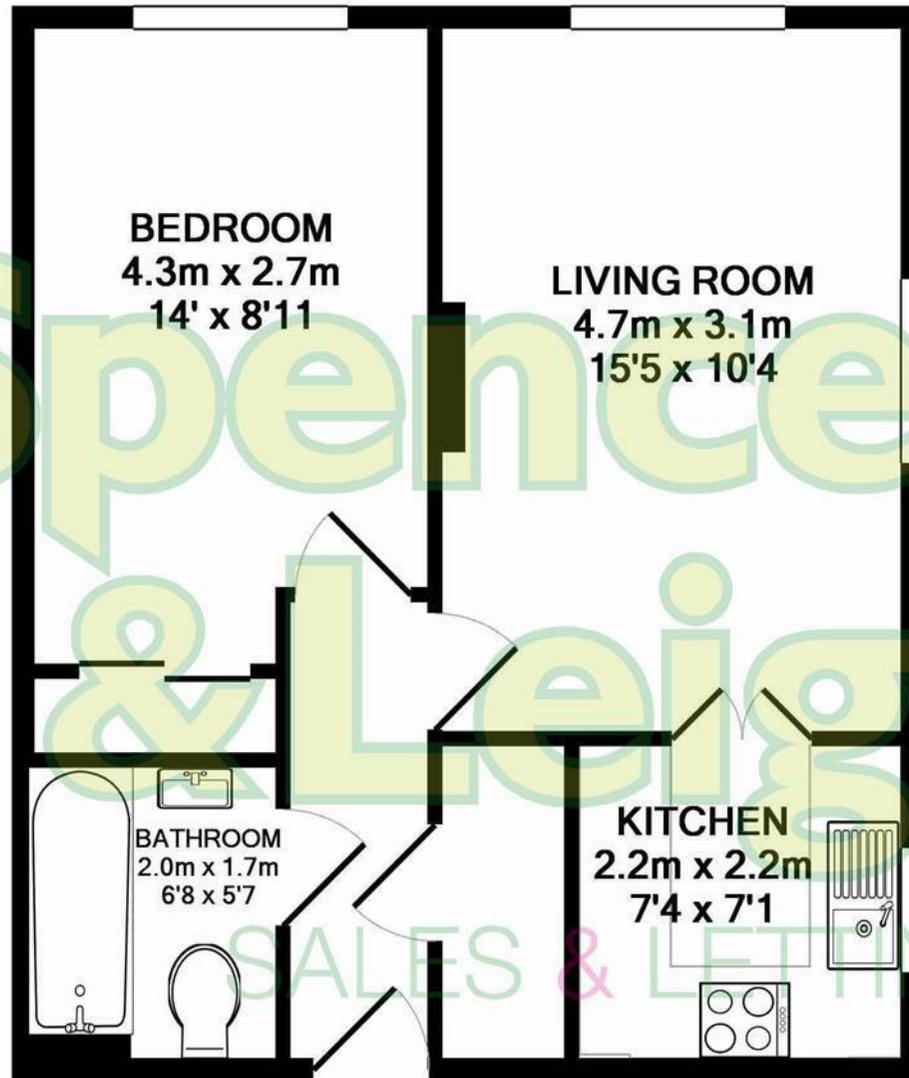


Council:- BHCC  
Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	82
(69-80) <b>C</b>		
(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	

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TOTAL APPROX. FLOOR AREA 39.8 SQ.M. (429 SQ.FT.)  
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