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

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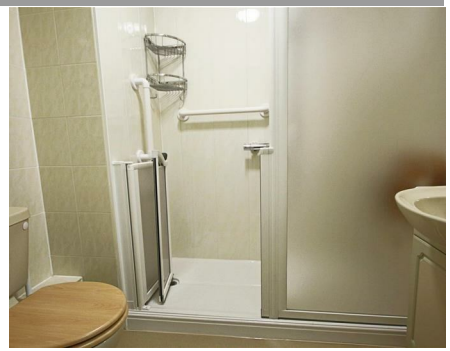
Price £150,000 - Leasehold

- Luxury purpose built flat
- 15' Lounge/dining room with southerly aspect
- Modern fitted kitchen with appliances
- Double bedroom with built in wardrobes
- Recently decorated throughout
- Newly installed carpets
- Newly installed walk in shower
- No on-going chain
- Stunning views over park
- Exclusive to Spencer & Leigh

Lilac Court is a prestige warden assisted block catering for residents over the age of 60. This particular one bedroom apartment is situated at the front of the block with stunning views over the neighbouring Withdean Park. There is a beautiful 15' lounge/dining room with a bright dual aspect facing in a south easterly direction with full height windows to the front. There is a fitted kitchen with integrated appliances and a double bedroom with built in wardrobe cupboards. The bathroom was recently upgraded with a large walk in mobility shower with a glazed screen to suit the current owner. Internally the flat has been recently decorated and carpeted and certainly has the feel of an upmarket hotel. For peace of mind, there are emergency pull cords and a helpful warden should assistance be required. There is a real community spirit in Lilac Court with residents regularly socialising in the bright and airy communal lounge and organised day trips. Conveniently, there is communal parking, a passenger lift to all floors and a guest suite should additional space be required for a family members overnight stay.

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 & Lift rising to all Floors

Entrance

Entrance Hallway

Living/Dining Room
15'5 x 10'2

Kitchen
7'2 x 7'2

Bedroom
15'8 x 8'10

Shower Room/WC
6'10 x 5'9

Communal Lounge

Laundry Room

OUTSIDE

Communal Gardens

Communal Parking

Property Information
101 years remaining on lease
Ground Rent: £723.80 p/a
Service Charge - £3,128.06 p/a
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Electric. Mains water and sewerage
Parking: Communal parking and un-restricted on street parking
Broadband: Standard 17 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

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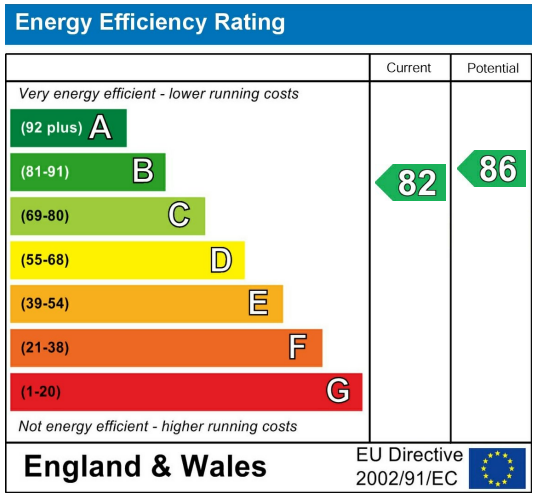
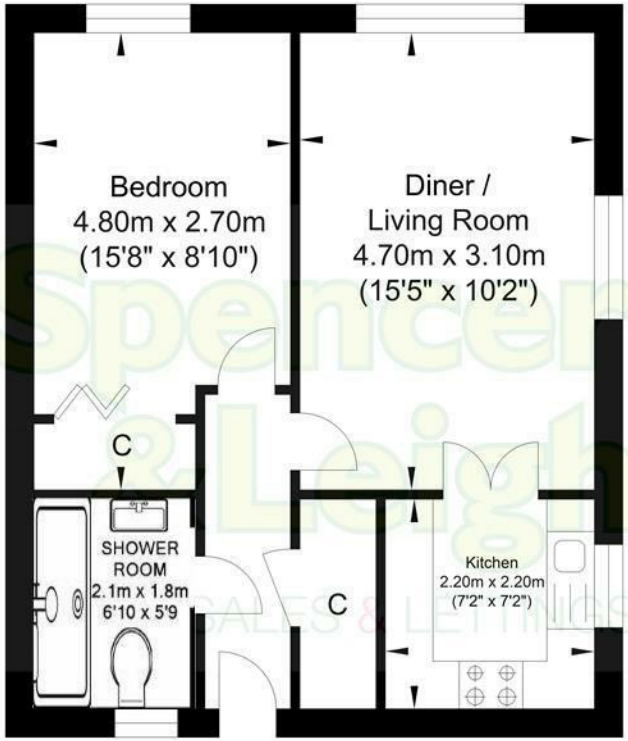
Council:- BHCC
Council Tax Band:- C



Spencer & Leigh

London Road, Lilac Court



Approximate Floor Area
450.90 sq ft
(41.89 sq m)

Approximate Gross Internal Area = 41.89 sq m / 450.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.