

Spencer
& Leigh

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

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Offers In Excess Of £215,000 - Leasehold

- Well presented retirement flat
- Two bedrooms
- Front facing with views over communal gardens
- 16' Living room with a southerly aspect
- 7' Paula Rosa fitted kitchen
- Walk in shower room with low level shower
- Communal lounge, guest room and pull cords
- Residents must be over 55 yrs. of age
- Private balcony
- No onward chain

This well presented two bedroom apartment occupies a beautiful position in this popular retirement block. The apartment benefits from two double bedrooms, a 16' lounge, a 7' kitchen and a walk in shower room for ease of access. There is a private balcony overlooking the communal gardens with a bright southerly aspect. A requirement of the Lease is that any occupier is at least 55 years of age, however, specific benefits include a house manager, a 24 hour emergency call service, a communal lounge and a guest room for visitors. Windsor Court is pet friendly and water rates are included within the annual service charge. Conveniently, there are fifteen off road communal parking spaces. Internal viewing is strongly recommended to appreciate this pretty apartment.

Council Tax Band C: £1,882.94 2022/2023
66 years remaining on lease
Ground Rent £160 p/a
Service Charge £284.90 p/m (inc water rates)



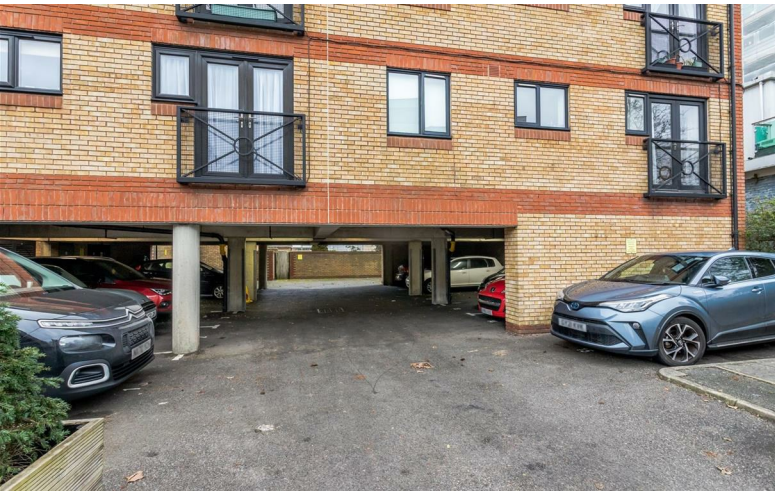
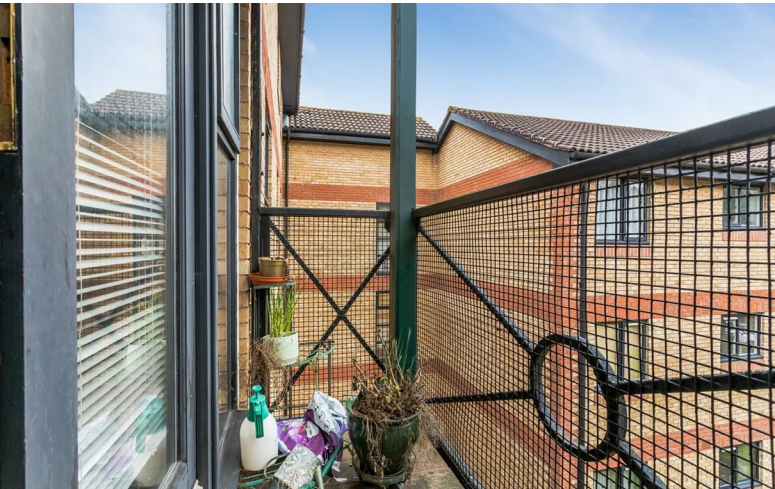
Windsor Court is convenient for local shops, bus services and open green spaces located over the road at either Surrenden Field or Withdean Park. Local road networks give access into the city plus the A23/A27 giving more accessibility to the outer skirts of Brighton.




- Communal Entrance
- Stairs & Lift rising to all floors
- Entrance
- Entrance Hallway
- Living Room
16'5 x 10'9
- Balcony
- Kitchen
7'6 x 7'2
- Bedroom
16'6 x 9'6
- Bedroom
13'4 x 8'7
- Shower Room/WC
- OUTSIDE
- Communal Gardens
- Communal Parking

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



Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(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 	

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Approximate Floor Area
620.75 sq ft
(57.67 sq m)

Approximate Gross Internal Area = 57.67 sq m / 620.75 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.