



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

**Spencer
& Leigh**

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

Price £175,000 - Leasehold

- Popular 'McCarthy Stone' retirement building
- Larger than average front facing one bedroom apartment
- Unique balcony overlooking Withdean Park
- 18' spacious living room
- Fitted kitchen with appliances
- Double bedroom with fitted wardrobes
- Fitted three piece bathroom suite
- Site warden, laundry room, communal lounge and gardens
- Parking available on a first-come-first served basis
- No on going chain

This larger than average retirement apartment is situated on the fourth floor of this well regarded warden assisted block, for the over 60's. The well cared for interior features a larger than average living room with space for a dining table and chairs and has access to a private balcony that overlooks Withdean Park. The kitchen is recessed with an eye level built in electric oven and hob with extractor hood above, space for an under counter fridge and freezer. There is a double bedroom which also has views overlooking the front with the benefit of a fitted wardrobe. The bathroom comprises a three piece suit with a walk in panelled bath, pedestal wash basin and low level WC. Other benefits worth mentioning are double glazed windows, electric heating, an on site warden, laundry room, communal lounge to meet other residents and socialise and a beautiful westerly aspect rear garden which the residents can enjoy. Conveniently there is private parking offered on a first-come-first-serve basis. The property is being offered for sale with no on going chain.

Council Tax Band C: £1,980.36 2023/2024

102 years remaining on lease

Service Charge - £1,702.66 p/a

Ground Rent - £723.81 p/a

Water rates included



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, Pets at Home, Matalan 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 Lifts rising to all floors

Entrance

Entrance Hallway

Living Room

18'4 x 10'6

Kitchen

7'6 x 7'1

Bedroom

13'7 x 9'1

Bathroom

Communal Lounge

Laundry Room

OUTSIDE

Balcony

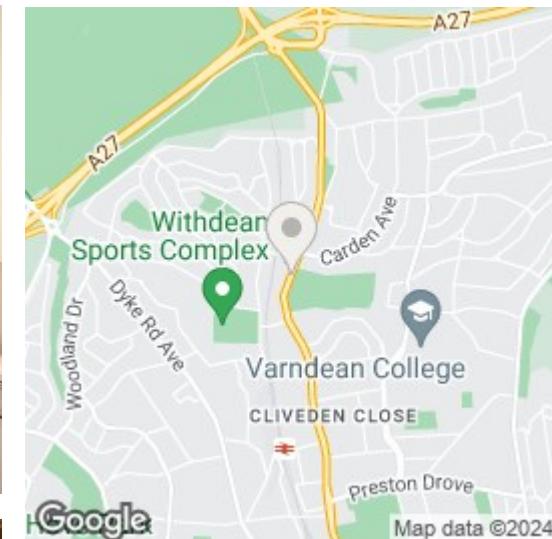
Communal Gardens

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	86	86
(81-91) B		
(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

**Spencer
&Leigh**

Lilac Court



Fourth Floor
Approximate Floor Area
500.19 sq ft
(46.47 sq m)

Approximate Gross Internal Area = 46.47 sq m / 500.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.