



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

Spencer  
& Leigh



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

Price £100,000 - Leasehold

- Retirement flat situated on the first floor
- One double bedroom
- Walk in wet room
- Living room with Juliet balcony
- Fitted kitchen with appliances
- Electric heating
- House manager on site
- Communal lounge for socialising
- Communal Southerly garden
- Residents parking

This delightful retirement flat offers a perfect blend of comfort and community. The property features a spacious double bedroom, ideal for relaxation, and a modern walk-in wet room that ensures ease of access and convenience.

The living room boasts a southerly aspect, allowing for an abundance of natural light to fill the space. A charming Juliet balcony enhances the room, providing a lovely spot to enjoy the fresh air and views of the surrounding area.

Residents will appreciate the presence of a dedicated house manager on site, ensuring that assistance is readily available when needed. The communal lounge serves as a welcoming space for socialising with neighbours, fostering a sense of community and companionship among residents.

The property is surrounded by well-maintained communal gardens, perfect for leisurely strolls or enjoying the outdoors. Additionally, parking facilities are available for residents, adding to the convenience of this lovely flat.

With electric heating throughout and no ongoing chain, this retirement flat is ready for you to move in and make it your own. Whether you are looking to downsize or seeking a supportive community, this property offers a wonderful opportunity to enjoy a comfortable and fulfilling lifestyle in the heart of Brighton.



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  
18'11 x 10'6

Kitchen  
7'8 x 7'1

Bedroom  
13'3 x 8'8

Shower Room/WC

OUTSIDE

Juliette Balcony

Communal Gardens

Communal Parking

Property Information

64 years remaining on lease

Service Charge - £4,360.08 p/a

Ground Rent - £120.00 p/a

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking

Broadband: Standard 18 Mbps, Ultrafast 1000 Mbps 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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



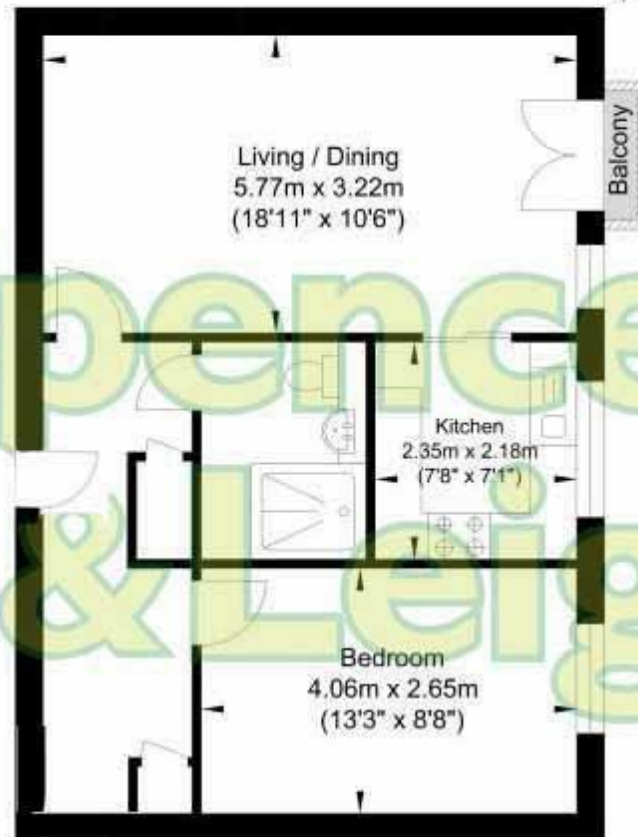
Council:- BHCC

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>		
(69-80) <b>C</b>	70	73
(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		
England & Wales		EU Directive 2002/91/EC

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## Windsor Court, Brighton



Approximate Floor Area  
522.91 sq ft  
(48.58 sq m)

Approximate Gross Internal Area = 48.58 sq m / 522.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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