



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

**Spencer
& Leigh**



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

£895 Per Month -

- Popular warden assisted block
- Well presented one bedroom flat
- Located on the second floor with pleasant view
- Spacious 15' living room
- Kitchen with appliances
- Modern shower room
- Available immediately, part furnished
- On site live in warden to assist residents
- Laundry room & garden
- Age requirement 60 years +

This well presented one bedroom flat located on the second floor of this well regarded 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. Having an easterly aspect it has lovely views of a neighbouring park. The flat itself has electric heating and is offered on a part-furnished basis. Lilac Court has the added benefit of an onsite warden, 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. Flats within Lilac Court rarely become available to rent and Spencer & Leigh, the landlord's exclusive agent strongly recommend viewing.



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, Next 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.



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



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

Starting out at Spencer & Leigh
108 Old London Road, Patcham

Turn left onto the A23

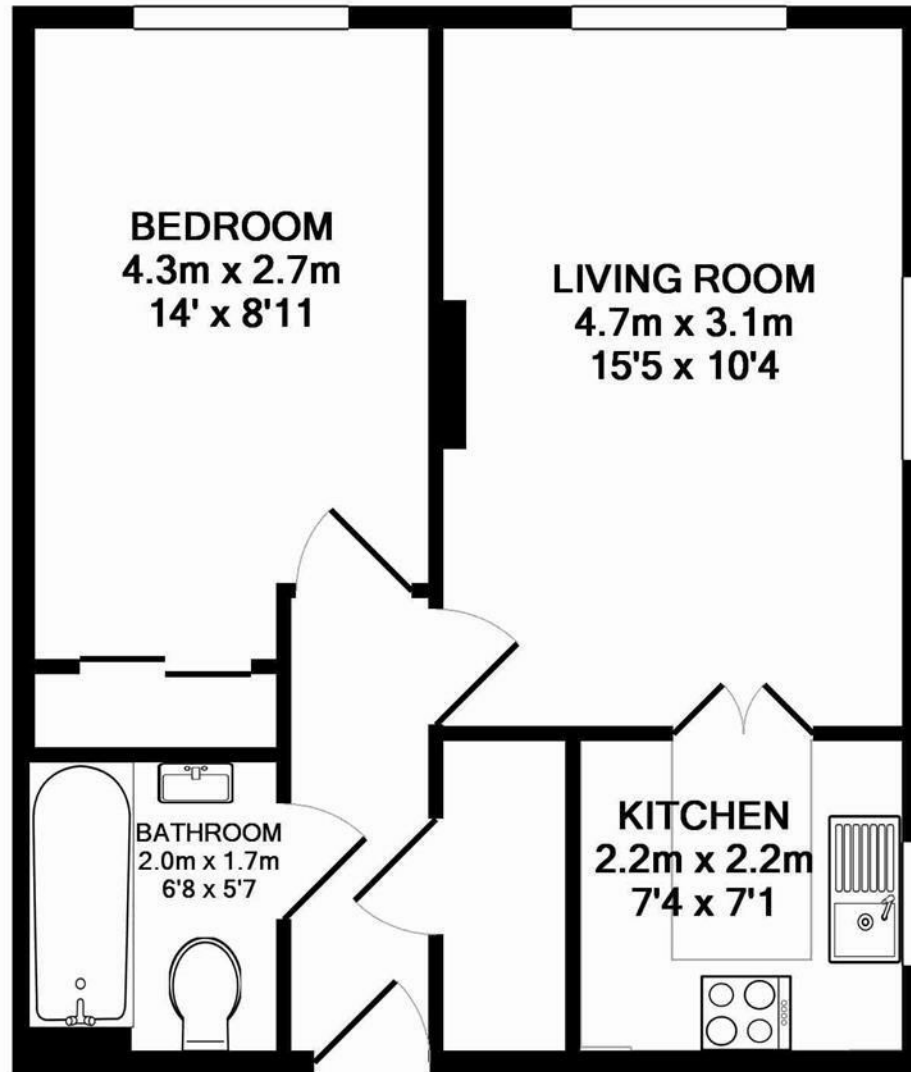
At roundabout take the 2nd exit onto
the A23 (signposted Town centre)

Finish at Lilac Court to your right on
London Road

Council:-
Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(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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TOTAL APPROX. FLOOR AREA 39.8 SQ.M. (429 SQ.FT.)

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