



## 1 bed retirement property to buy in BN1

London Road, Patcham, Brighton, East Sussex, BN1 8PZ

**£140,000** Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Well-Presented One-Bed
- ✓ For the Over 60s
- ✓ Sixth Floor with Views Over Withdean Park
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding

Terms & Conditions apply

Starting Bid £140,000

Retire in style in this well-presented, one-bedroom retirement apartment which occupies a favoured front-facing position overlooking Withdean Park. Situated on the sixth floor with balcony offering views over the park within a modern and well-maintained McCarthy and Stone development, built circa 2000 for the over 60s. Generously proportioned accommodation consists of a living room with dining area, fitted kitchen, bedroom, modern shower room with easily accessible walk-in shower, and large walk-in cupboard useful for storage. The property also has a 24-hour alarm call system which can be accessed in any room in case of emergency with on site manager from Monday to Friday. Warden assisted, with passenger lifts if you don't want to take the stairs, there is also a Guest Suite for visiting family members, a communal living room with kitchen for socialising, and a laundry room with washing machines and tumble dryers. The property is surrounded by landscaped gardens with seating areas and off-road parking for residents to the front. Situated in an easily accessed location with good transport links. a viewing!

Approach - Security intercom.

Communal Entrance Hall - Passenger lifts and stairs to 6th floor.

Entrance Hall - Fitted carpet, large walk-in storage cupboard which also houses hot water cylinder.

Lounge/Dining Room - 6.06m x 4.93m (19'10" x 16'2") - Fitted carpet, UPVC double-glazed door to balcony with views towards Withdean Park.

Kitchen - 2.71m x 2.31m (8'10" x 7'6") - Range of units at eye and base level, worktops with acrylic splashbacks, stainless steel sink with mixer tap and drainer, fitted 'Bosch' oven and microwave, 'Bosch' induction hob with canopy extractor hood over. Spaces for appliances including washing machine, and double-glazed window to front with views towards Withdean Park.

Bedroom - 4.83m x 2.85m (15'10" x 9'4") - Fitted carpet, fitted wardrobe with concertina mirrored doors, and double-glazed window to front.

Shower Room - Fully tiled with large walk-in shower enclosure, main shower with hand shower on a riser. Low-level WC with concealed cistern incorporating built-in cupboards, counter top and LED-lit sensor touch mirror over, wash basin with mixer tap and cupboards below, and heated towel rail.

Balcony - Views towards Withdean Park.

Communal Gardens - Well-maintained gardens with lawn, mature shrubs, small trees, paved patio garden.

Communal Facilities: -

Lounge - Comfortable seating, kitchenette with tea and coffee making facilities, and access to:

Laundry Room - With washing machines and tumble dryers.

- Also with recycling facilities.

Parking - Spaces to the front of the building.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £482.00

Annual Service Charge Amount: £3,950.00

Price: Starting Bid £140,000

Property Type: Retirement property

Parking: Off Street, Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Step Free Access

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

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

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft

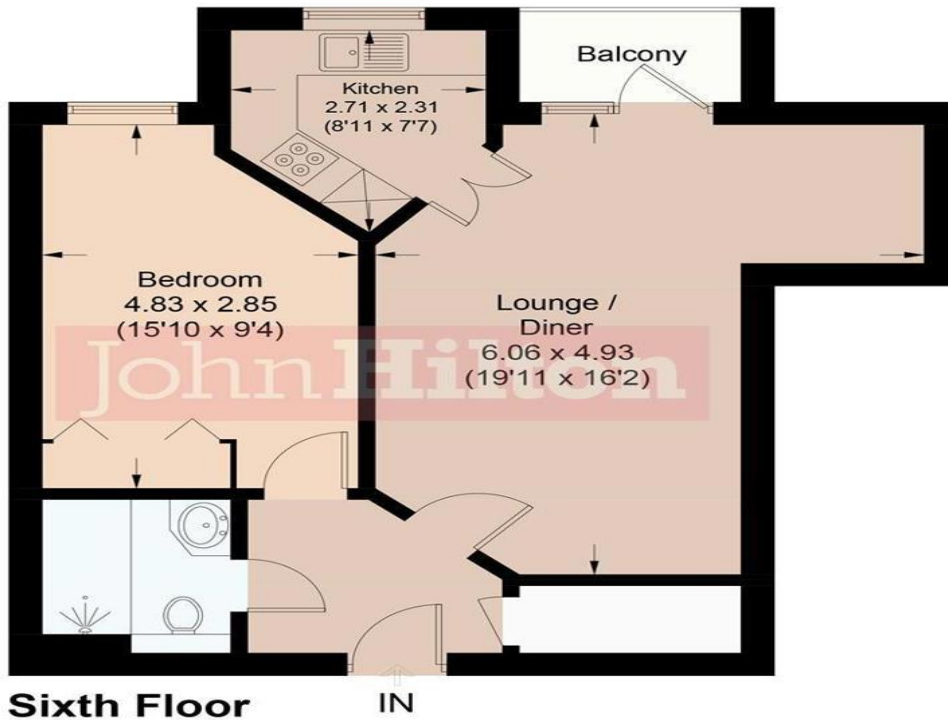


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
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