



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

welcome to

Windsor Court, Tongdean Lane, Withdean, Brighton

Quietly set to the rear of this popular over-55s development, this second-floor balcony apartment offers two double bedrooms, a spacious lounge/diner opening onto communal gardens, fitted kitchen and bathroom. Resident lounge, parking, on-site manager and 24/7 support.

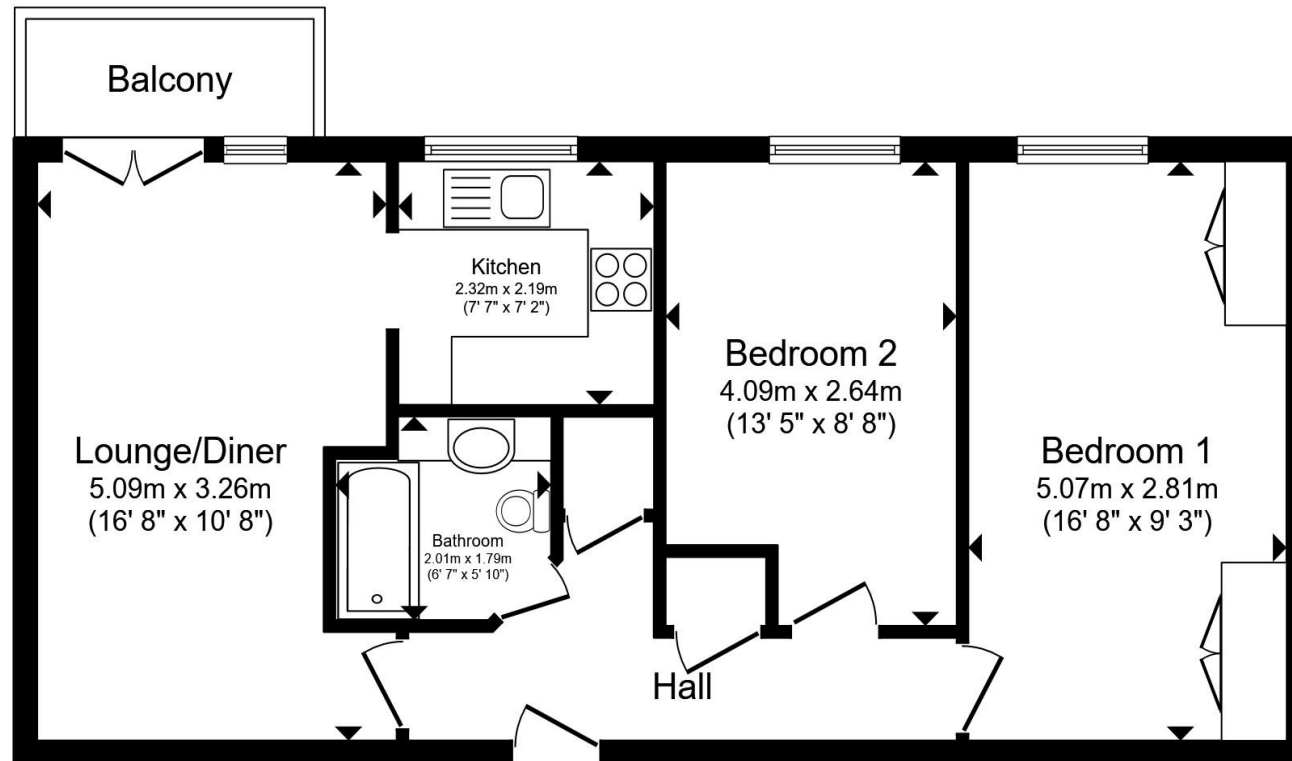


Quietly positioned to the rear of this highly regarded retirement development, this superb second floor balcony apartment offers bright, well proportioned living with a genuine sense of space throughout. Beautifully presented and flooded with natural light, the apartment has been thoughtfully arranged to maximise both comfort and flow.

The accommodation comprises two generous double bedrooms, a well appointed bathroom, a fitted kitchen and an impressive lounge/dining room which opens directly onto a private balcony - an ideal spot to enjoy views across the immaculately maintained communal gardens. Further benefits include double glazing and recently installed smart electric heating, ensuring year round comfort and efficiency.

Windsor Court is an exceptionally popular retirement development reserved exclusively for residents aged 55 and over, renowned for its friendly community and excellent facilities. Residents have access to communal parking, a welcoming resident's lounge used for social events and gatherings, and beautifully kept gardens providing a peaceful outdoor retreat.

An estate manager is on site Monday to Friday from 9am to 5pm, with a comprehensive 24 hour out of hours service provided by managing agents Hanover. Each room is fitted with an emergency pull cord system for added peace of mind, and a well presented guest suite is also available for visiting friends or family.



Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- SECOND FLOOR RETIREMENT APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE WITH BALCONY
- SEPARATE KITCHEN
- DOUBLE GLAZING & SMART ELECTRIC HEATING
- COMMUNAL GARDENS & PASSENGER LIFT IN BUILDING
- OVER 55's - PET FRIENDLY
- QUIETLY LOCATED TO THE REAR OF THE BUILDING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3960.00

Ground Rent: 415.98

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106378



Property Ref:
PRP106378 - 0004

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