



Lilac Court, BN1

£240,000

**ASTON**  
**VAUGHAN**

Sales and Lettings



## INTRODUCING

# Lilac Court, BN1

2 Bedrooms | 1 Bathroom | 797 sq ft |

Naturally light and well-presented, this two-bedroom flat resides in Lilac Court: a high-quality development of sheltered apartments designed for the over 60s, looking to live independently, but with the peace of mind of a secure and social environment brings. The development is in the prestigious area of Withdean, close to the leafy environs of Withdean Park and just a short bus ride from Preston Park. There's a residents' lounge where weekly social events are held to include card game evenings, coffee mornings, darts and bingo; as well as being a place for general socialising between the residents and staff.

There is wheelchair access throughout with lifts to the upper floors and 24-hour alarm systems in every room, so you can ensure complete peace of mind. Pets are allowed and the building is beautifully maintained both inside and out. While the park sits to the front of the building, there are manicured gardens to the rear, and there is plenty of resident and visitor parking on-site. There are guest suites for visitors and the location is easy to access by bus, car or train with Preston Park Station just 15-minutes away.

The bathroom has a full bath suite – yet there would be space to convert this to a double width shower if preferred for accessibility.

Both bedrooms are double with the principal room enjoying a wall of built-in wardrobes to maximise the space. They both benefit from tranquil views over the embankment.

Sharing this favoured aspect, the living room has generous windows which can be fully opened during summer to bring in the scents of the vast array of lilac trees in the park – of which the building was aptly named after. The windows are double glazed for extra warmth and tranquillity as the seasons cool, and being peacefully positioned to the rear of the building ensures there is almost no sound from the road to the front. There is ample space in here for both sofas and a dining table and chairs while the kitchen is partially open to the room. Well-designed for the space, it has everything you need with a freestanding fridge and freezer plus an integrated electric hob, while the oven has been placed in a tower to avoid awkward bending. The residents have use of a communal laundry room, so there is no need for a washing machine in the apartment.





# London Road

## Vendor's Comments:

"This is a wonderfully friendly building to live in where you feel so well looked after - it's more like being in a hotel than just at home, and it is incredibly convenient to have a bus stop outside taking you into the city when needed. The second bedroom was ideal for grandchildren and guests to stay too."

## Good to Know:

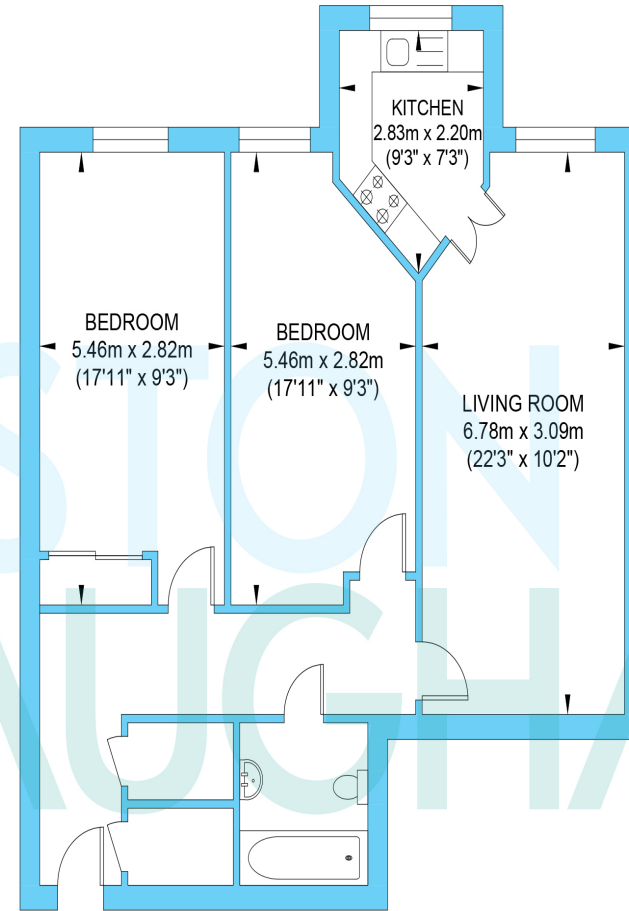
With a bus stop to the front taking residents into the city, to the station or to the beach, this apartment building is incredibly well-connected while enjoying the peace of the countryside. The security of sheltered housing allows complete peace of mind for residents and families, knowing that should anything happen, there are staff and resident warden managers on hand. For shops, Sainsbury's Local is along Preston Road and there are large supermarkets on the bus route into Patcham.

## Education:

Primary: Westdene Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College



Floor Plan  
Approximate Floor Area  
797.60 sq ft  
(74.10 sq m)

Approximate Gross Internal Area = 74.10 sq m / 797.60 sq ft