



Dyke Road, Brighton



Asking Price
£95,000
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM RETIREMENT APARTMENT
- FIRST COME FIRST SERVE PARKING
- NO ONWARD CHAIN
- FANTASTIC VIEWS TOWARDS PRESTON PARK
- RECENTLY REFURBISHED
- HIGHLY SOUGHT AFTER PRESTON PARK LOCATION
- CLOSE PROXIMITY TO LOCAL TRANSPORT LINKS

Robert Luff & Co are delighted to bring to market this spacious one bedroom retirement flat located just off Dyke Road. Elm Court is situated adjacent to Dyke Road Park and close to the Seven Dials with all its local amenities and proximity to the centre of Brighton itself. Elm Court is a well run building which include residents and visitor parking, communal gardens, lift access, automated secure entry, communal washing and drying facilities, an in-house property manager.

Accommodation offers; Lounge / Dining room, separate modern fitted kitchen, double bedroom and a modern fitted bathroom. This apartment benefits from being recently refurbished throughout, no onward chain and its own private entrance.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen 10'3 x 7'5 (3.12m x 2.26m)

Lounge/Diner 15'11 x 9'10 (4.85m x 3.00m)

Bedroom 12'8 x 9'5 (3.86m x 2.87m)

Bathroom

AGENTS NOTES

Leasehold: 57 Years Remaining - Potential to extend
subject to offer

Ground Rent: £200 PA

Service Charge: £202.94 PCM

EPC: C

Council Tax: Band A

28 Blatchington Road, Hove, East Sussex, BN3 3YN

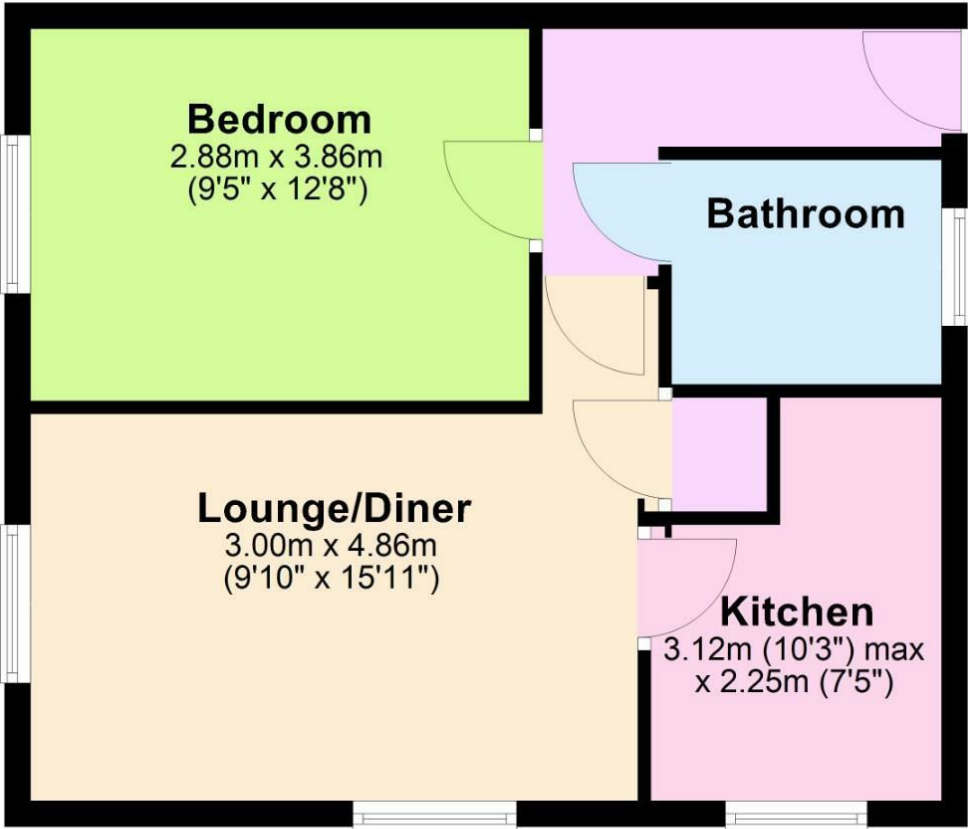
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Floor Plan

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 41.6 sq. metres (448.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.