



Dyke Road, Brighton



Asking Price
£160,000
Leasehold

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- DIRECT ACCESS TO REAR GARDEN
- SEPARATE KITCHEN
- FIRST COME FIRST SERVE PARKING
- FANTASTIC VIEWS TOWARDS PRESTON PARK

Robert Luff & Co are delighted to bring to market this spacious two bedroom, ground floor retirement flat, with direct access to a garden. 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 fitted kitchen, two double bedroom and a modern fitted bathroom. This apartment benefits from stunning views towards Preston Park.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Lounge/Diner 16'11" x 9'8" (5.16 x 2.96)

Kitchen 13'6" x 4'11" (4.14 x 1.50)

Bedroom One 12'3" x 9'5" (3.75 x 2.89)

Bedroom Two 12'3" x 6'5" (3.75 x 1.98)

Bathroom

Agents Notes

Tenure: Leasehold Approx. 56 Years Remaining

Service Charge: £274 Per Month

EPC Rating:

Council Tax Band: B

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

T: 01273 921133 E:

www.robertluff.co.uk



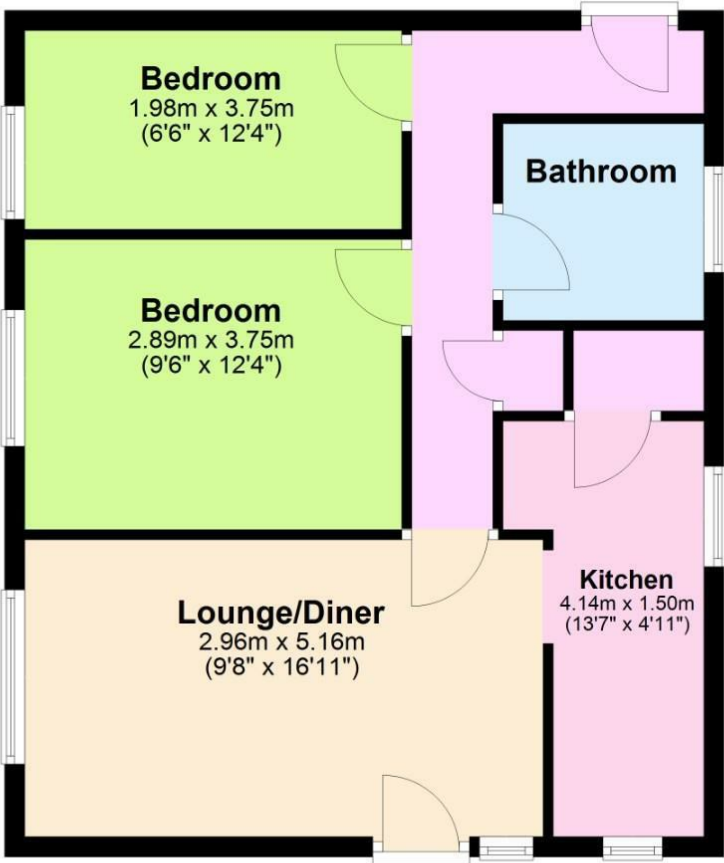
28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk

Floor Plan

Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 54.3 sq. metres (584.1 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.