



## Dyke Road, Brighton



Guide Price  
£175,000  
Leasehold

- TWO DOUBLE BEDROOMS
- RETIREMENT FLAT
- SEPARATE KITCHEN
- VIEWS OVER PRESTON PARK
- COMMUNAL GARDENS
- LONG LEASE

Robert Luff & Co are delighted to bring to market this spacious two 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, pretty communal gardens, lift access, automated secure entry, communal washing and drying facilities, an in-house property manager.

Accommodation offers; Lounge / Dining room, separate kitchen, two double bedrooms and a bathroom. Other benefits include; EPC rating of B and a long lease

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
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## Accommodation

### Hallway

Laminate flooring, 2x storage cupboards and doors leading to;

### Lounge / Diner 21'11" x 9'10" (6.70m x 3.02m)

Laminate flooring, wall mounted radiator, double glazed dual aspect windows, cornicing

### Kitchen 6'7" x 8'10" (2.01 x 2.70)

mixture of wall and base units, space for fridge freezer, space for washing machine, stainless steel sink with mixer tap, oven, double glazed window, boiler

### Bedroom One 11'8" x 9'6" (3.57 x 2.90)

Laminate flooring, wall mounted radiator, double glazed window, cornicing

### Bedroom Two 9'10" x 7'4" (3.01 x 2.24)

Laminate flooring, wall mounted radiator, 2x double glazed window, cornicing

### Agents Notes

Tenure: Leasehold--Approx. 113 years remaining

Service Charge: £274 per month

Ground Rent: 20 Per Month

Council Tax: B

EPC: B

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Floor Plan

Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 54.5 sq. metres (587.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.