



Guide Price  
£145,000  
Leasehold

## Dyke Road, Brighton

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

\*\*\* GUIDE PRICE £145,000 - £170,000 \*\*\*

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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& Co**  
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## Accommodation

### Agents Notes

Tenure: Leasehold-Approx. 111 years remaining  
Service Charge: £274 per month  
Ground Rent: £20 Per Month  
Council Tax: B  
EPC: C





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

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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		
	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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.