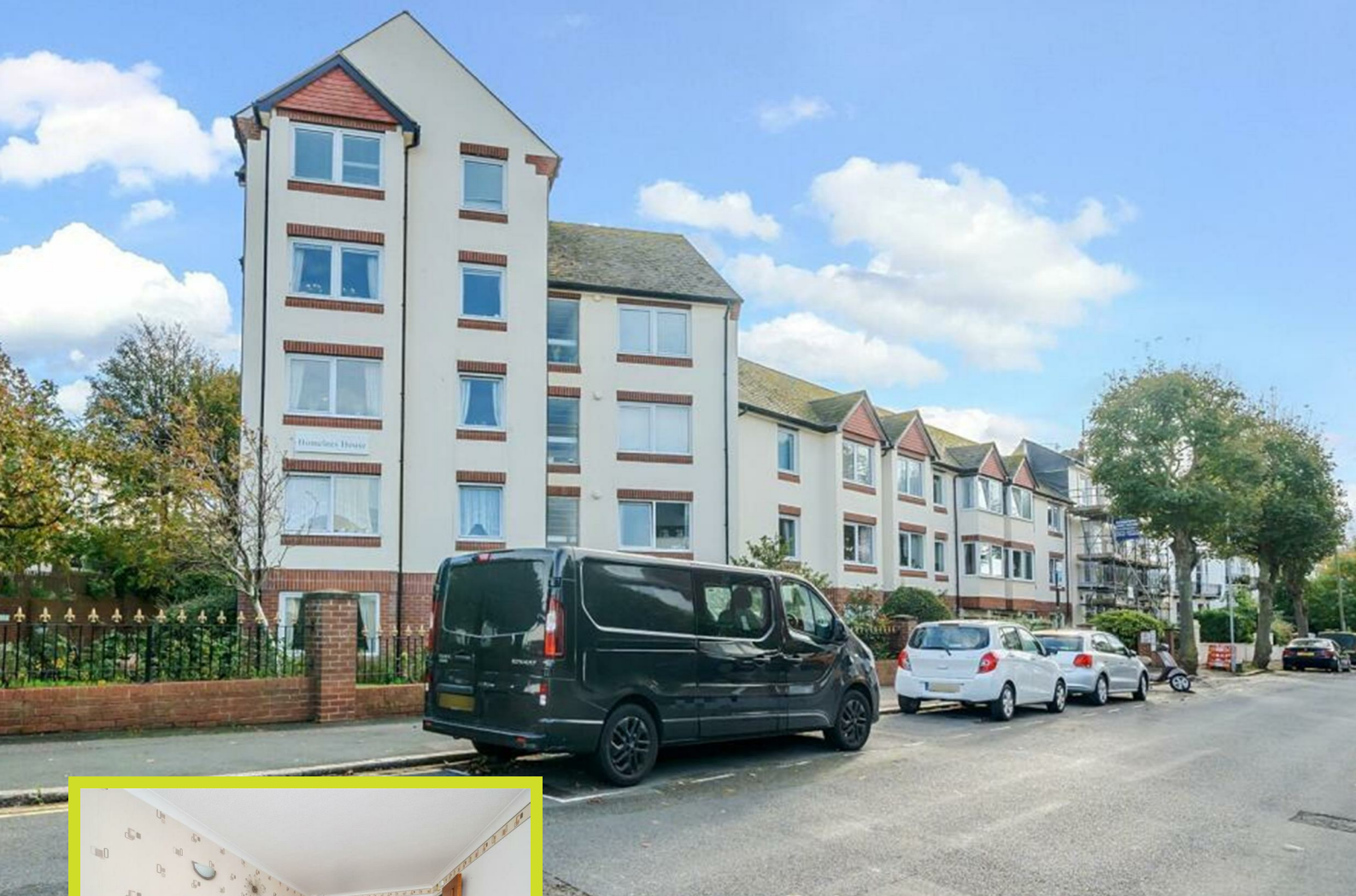




## Dyke Road, Brighton



Asking Price  
£130,000  
Leasehold

- ONE BEDROOM RETIREMENT • RESIDENTIAL LOUNGE APARTMENT
- COMMUNAL GARDENS • WEEKLY SOCIAL ACTIVITIES
- 24 HOUR CARE LINE, CARETAKER/WARDEN & WHEELCHAIR ACCESSIBLE

Robert Luff & Co are delighted to bring to market this spacious one bedroom retirement flat ideally situated in the ever popular 7-Dials area. Homelees House is within walking distance of Brighton Mainline Railway Station (0.4 miles), the seafront/promenade (0.8 miles) and local shops within the North Laine conservation area. Seven Dials, Churchill Square Shopping Centre, the theatres, many restaurants & cafes, the historic lanes and bus services are all within easy reach.

Homelees House offers management staff, careline alarm service, passenger lift, communal lounge, laundry room and guest facilities/rooms. The building is accessed via security doors, there is 24hr video monitoring and wheelchair accessible throughout. There is off-street parking for residents and visitors. This apartment is close to all local bus stop, shops, doctors surgery, social centre and post offices all close by.

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

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



## Accommodation

### Entrance Hall

Reception Room 18'9" x 10'7" (5.74 x 3.23)

Bedroom 14'4" x 8'8" (4.37m x 2.64m)

Kitchen 7'1" x 4'1" (2.16 x 1.27)

### Age Requirments

Specifically for the over 60's (partners can be as young as 55 years old)

### Weekly Social Activities

Weekly social activities at Homelees House include: craft and coffee mornings, fish & chips, lunches/dinners and quiz nights, organised by residents.

### Agents Notes

Tenure: Leasehold 120 Years Remaining

Maintenance Fee: £1731 Per 6 Months

Ground Rent: £255 Per 6 Months

EPC Rating: C

Council Tax Band: B



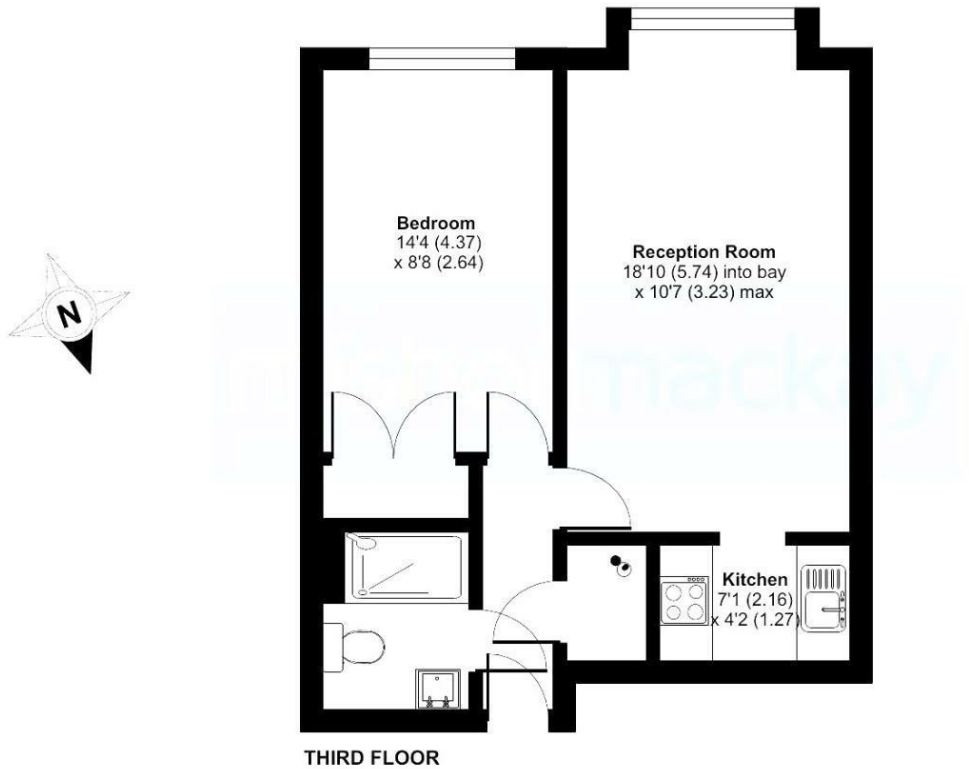
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Dyke Road, Brighton, BN1

Approximate Area = 465 sq ft / 43.1 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             |                         |
| Very energy efficient - lower running costs | CurrentPotential        |
| (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                  |                         |
|-----------------------------------------------------------------|-------------------------|
|                                                                 |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | CurrentPotential        |
| (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.