



1 Homelees House, Dyke Road, Brighton, BN1 3JP

**Spencer
& Leigh**

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Price £125,000 - Leasehold

- Ground floor retirement flat
- One double bedroom
- 17' Living room with direct access to gardens
- Small patio garden
- Separate kitchen
- Bathroom/WC
- No ongoing chain
- Residents parking and lounge
- Exclusive to Spencer & Leigh
- Viewing highly recommended

A ground floor retirement flat located in the heart of Brighton. This delightful property boasts a cosy reception room, a comfortable bedroom, and a well-maintained bathroom, perfect for those looking to downsize and enjoy a peaceful retirement.

Situated in the sought-after Seven Dials area, this ground floor flat offers easy access to the nearby station, making it convenient for travel and exploration. The property features first-come-first-serve parking, lift access, wheelchair accessibility, and a 24-hour care line, ensuring both convenience and safety for residents.

Conveniently, this property is located on the ground floor and has the benefit of a door leading directly to the communal gardens and could double as a private entrance, if required.

Designed specifically for those over 60, with the option for partners as young as 55, Homelees House provides a tranquil and leafy setting for its residents. The presence of a caretaker/warden adds an extra layer of security and support, while the communal lounge offers a space for socialising and relaxation.

With no chain involved, this retirement flat is ready for you to make it your own. Don't miss this opportunity to enjoy a comfortable and secure retirement in a prime location in Brighton. Contact us today to arrange a viewing and experience the peaceful lifestyle that Homelees House has to offer.



Dyke Road is a highly desirable location and affords all the benefits associated with the area along with travel networks in and out of the city including Preston Park and Brighton mainline railway station are all within easy reach as are the open green spaces of Hove or Preston Park.



Communal entrance with security entry system

Living/dining room
17'5 x 10'7

Kitchen
7'2 x 5'4

Bedroom
12' x 8'8

Bathroom

Small patio garden

Communal Gardens

Communal Laundry Room

Property Information

Council Tax Band B: £1818.49 2024/2025

60 years remaining on lease

Ground Rent - £454.44 p/a

Service Charge - £2,308.12 p/a

Utilities: Mains Electric. Mains water and sewerage

Parking: Private off road parking

Broadband: Standard 17 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

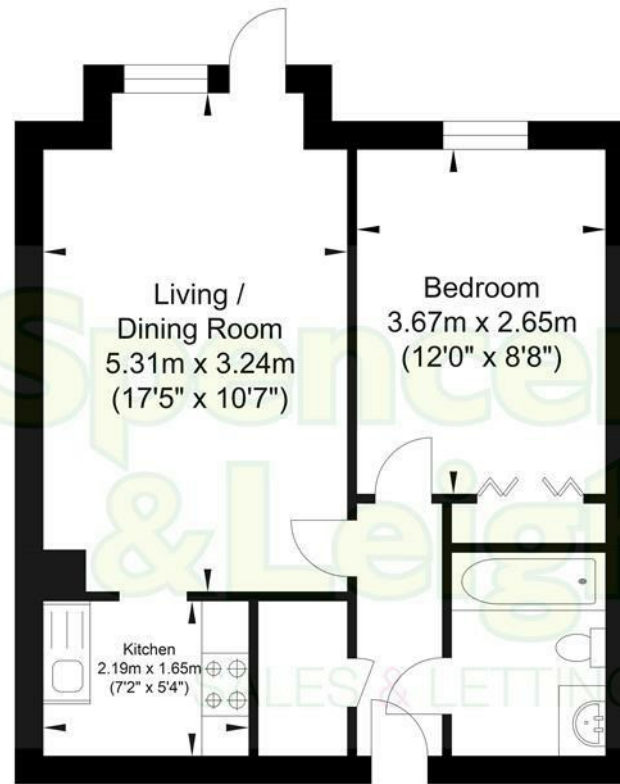


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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	

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& Leigh

Dyke Road



Ground Floor
Approximate Floor Area
429.69 sq ft
(39.92 sq m)

Approximate Gross Internal Area = 39.92 sq m / 429.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.