Dyke Road, Brighton

Asking Price
£95,000
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM RETIREMENT APARTMENT
- RECENTLY REFURBISHED
- FIRST COME FIRST SERVE PARKING
- HIGHLY SOUGHT AFTER PRESTON PARK LOCATION
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO LOCAL TRANSPORT LINKS
- FANTASTIC VIEWS TOWARDS PRESTON PARK

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

Accommodation offers; Lounge / Dining room, separate modern fitted kitchen, double bedroom and a modern fitted bathroom. This apartment benefits from being recently refurbished throughout, no onward chain and its own private entrance.

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Accommodation

Entrance Hall

Kitchen 10'3 x 7'5 (3.12m x 2.26m)

Lounge/Diner 15'11 x 9'10 (4.85m x 3.00m)

Bedroom 12'8 x 9'5 (3.86m x 2.87m)

Bathroom

AGENTS NOTES
Leasehold: 57 Years Remaining - Potential to extend subject to offer
Ground Rent: £200 PA
Service Charge: £202.94 PCM
EPC: C
Council Tax: Band A

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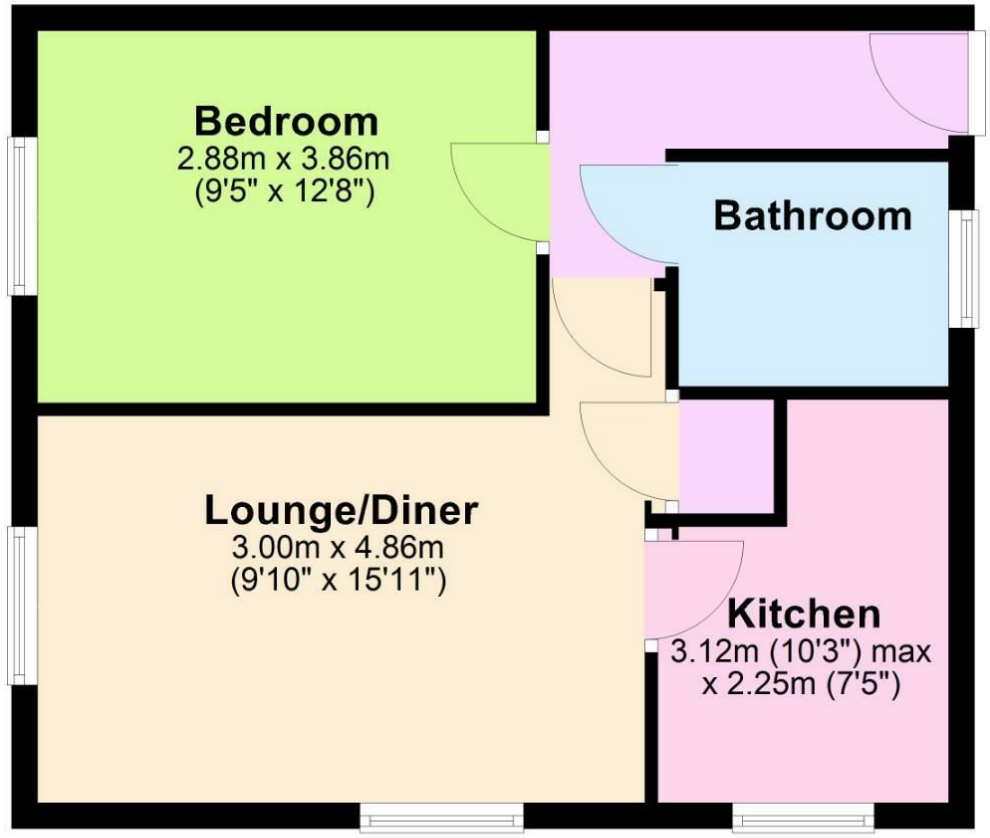
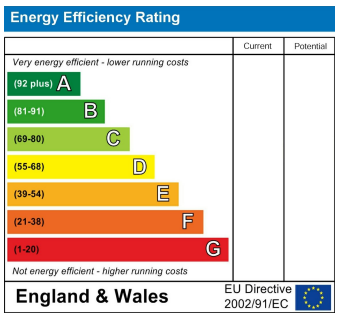
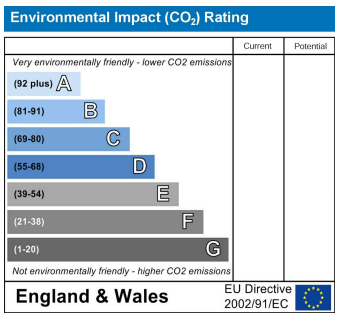
Floor Plan

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 41.6 sq. metres (448.2 sq. feet)





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.