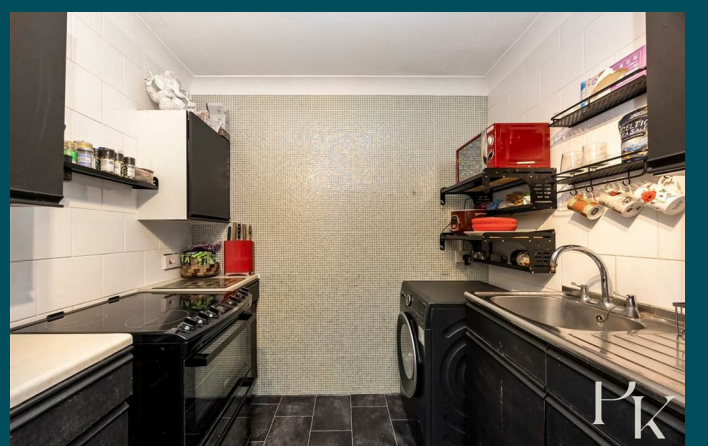
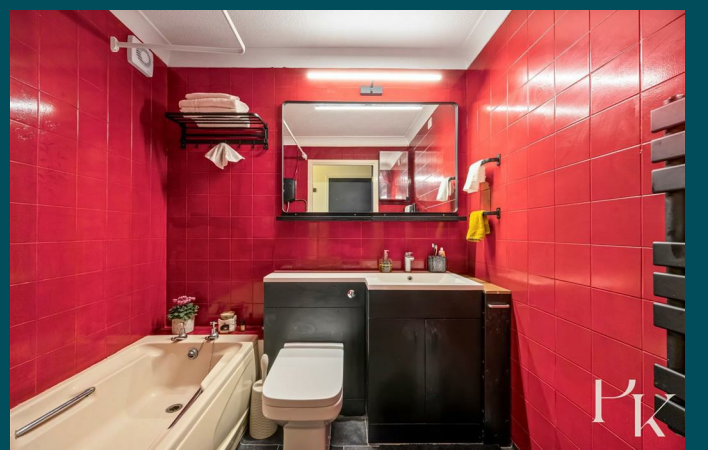




1 Homelees House Dyke Road

Brighton, BN1 3JP

Asking price £120,000

Situated within the popular Homelees House development for the over 55s, this spacious ground floor apartment offers comfortable and convenient later living in one of Brighton’s most central locations.

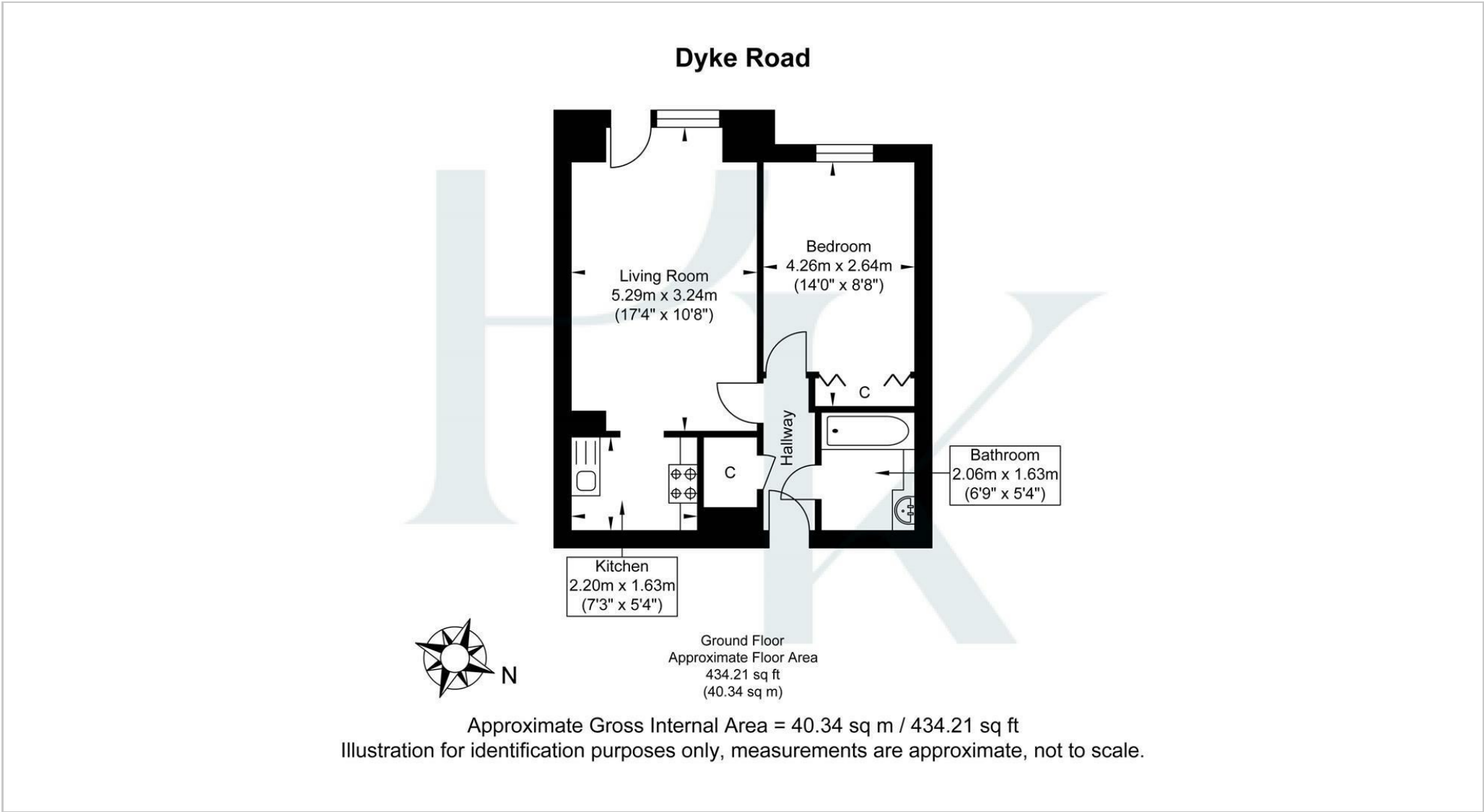
The accommodation centres around a generous 17’4" living/dining room, providing plenty of space for both seating and dining. Glazed doors open directly onto the attractive communal gardens, giving the apartment a particularly pleasant outlook as well as easy access to the lawns and established planting.

Set just off the living space is a separate kitchen, while the hallway provides useful built-in storage. The double bedroom is another well-proportioned room, measuring 14’0" x 8’8", with further fitted storage.

Completing the accommodation is the bathroom, while the apartment offers approximately 434 sq ft (40.34 sq m) of internal space overall.

Homelees House has been designed specifically with independent later living in mind and provides a range of communal facilities, including a residents’ lounge, guest suite, laundry facilities, 24-hour careline support, an on-site warden and residents’ and visitors' parking on a first come, first served basis. The beautifully maintained communal gardens provide further space to relax and enjoy the surroundings.

The location is a particular advantage. Positioned on Dyke Road at Seven Dials, an excellent selection of local shops, cafés and everyday amenities are close at hand, while Brighton railway station, the city centre and seafront are all easily accessible, making this a particularly convenient base from which to enjoy the city.



| 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 |           |

Pearson  
Keehan