



Dyke Road, Brighton



Asking Price
£160,000
Leasehold

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- RETIREMENT FLAT
- DIRECT ACCESS TO REAR GARDEN
- SEPARATE KITCHEN
- FIRST COME FIRST SERVE PARKING
- FANTASTIC VIEWS TOWARDS PRESTON PARK
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this spacious and well-presented two-bedroom flat, situated on the ground floor of this ever-popular retirement block for the over 55's. The property benefits from having no onward chain and, rarely available, direct access to a garden.

You enter the flat to a wide entrance hall leading to a spacious Lounge/diner with delightful views over Preston Park and your private door leading to the garden. Off the lounge/diner, you enter the separate kitchen with ample space for all appliances and a large storage cupboard housing the boiler. Bedroom One is a fantastic size, also benefiting from views over Preston Park, with a slightly smaller double bedroom benefiting from the same. Opposite the bedrooms, you arrive at the modern fitted bathroom, with an overhead shower and vanity sink unit.

Elm Court is a highly sought-after retirement block, 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 includes residents' parking, communal residents' lounge & communal gardens, lift access, optional alarm services, automated secure entry, communal washing and drying facilities, and an in-house property manager.

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Accommodation

Entrance Hall

Lounge/Diner 16'11" x 9'8" (5.16 x 2.96)

Kitchen 13'6" x 4'11" (4.14 x 1.50)

Bedroom One 12'3" x 9'5" (3.75 x 2.89)

Bedroom Two 12'3" x 6'5" (3.75 x 1.98)

Bathroom

Agents Notes

Tenure: Leasehold Approx. 56 Years Remaining

Service Charge: £274 Per Month

EPC Rating:

Council Tax Band: B

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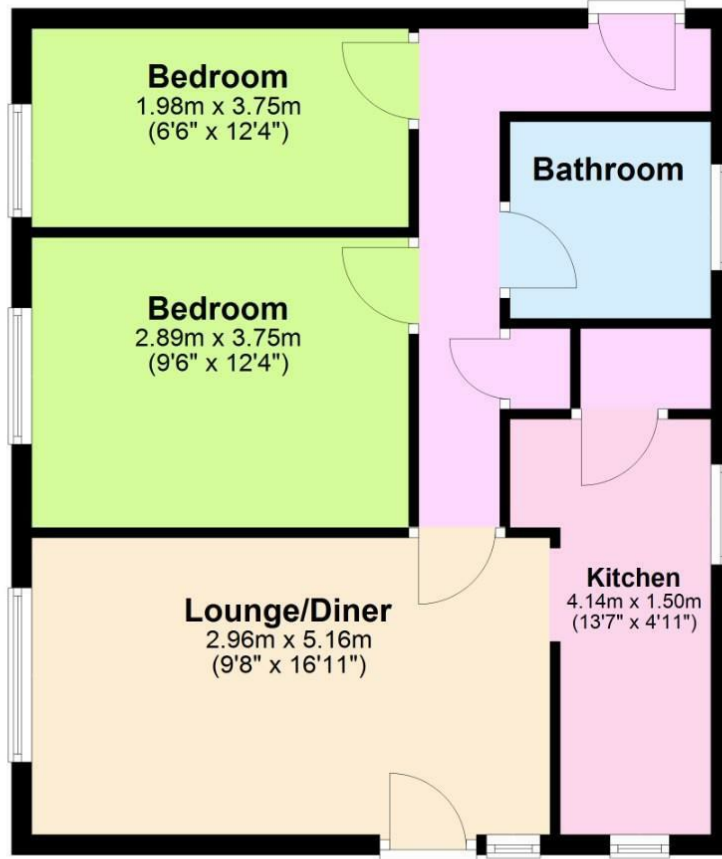
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Floor Plan

Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 54.3 sq. metres (584.1 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.