



Elm Court Dyke Road, Brighton BN1 5AX

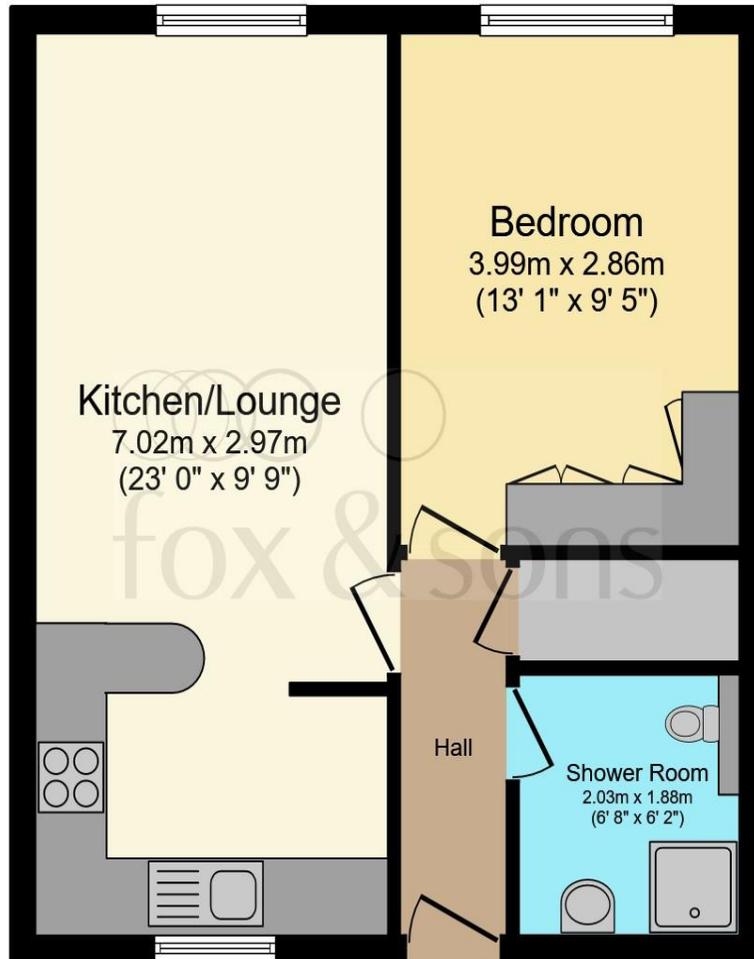
A spacious lower ground floor one bedroom apartment in a popular retirement block within easy reach of Seven Dials shopping thoroughfare.

welcome to

Elm Court Dyke Road, Brighton

This spacious lower ground floor one bedroom retirement apartment within easy reach of Seven Dials and Brighton train station. Benefits to the property include a own street personal entrance door, allocated parking & visitors parking, electric mobility lift if required, guest lounge in adjoining Elm Court building along with communal washing facilities. The property is situated off of Port Hall Street close to Dyke Road park and Seven Dials with local amenities, bus routes. Brighton city centre can be found within 1/2 mile.





AGENT NOTE

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Total floor area 41.6 m² (448 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Elm Court Dyke Road, Brighton

- Retirement apartment
- Close to Seven Dials and Brighton mainline station
- Separate kitchen
- Double bedroom
- Bathroom
- Communal gardens and guest lounge
- Private parking
- No onwards chain

Tenure: Leasehold EPC Rating: D Council Tax Band: A Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114330



Property Ref:
BHF114330 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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