



19 Danny Sheldon House Eastern Road  
Brighton, BN2 1JQ



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**Offers in excess of £80,000**

Situated close to Brighton seafront, this bright and well-presented one-bedroom retirement apartment forms part of the popular Danny Sheldon House, a well-managed development built in 1984, designed specifically for independent living for residents aged 60 and over.

One of the few apartments in the building to benefit from direct access from the road, the property enjoys the convenience of a private entrance leading to a neat front lawn area, perfect for sitting out and enjoying the sunshine.

Inside, the accommodation is well arranged with a generous living/dining room that opens directly onto the garden area, a fitted kitchen, a double bedroom with built-in storage, and a bathroom with scope for modernisation if desired.

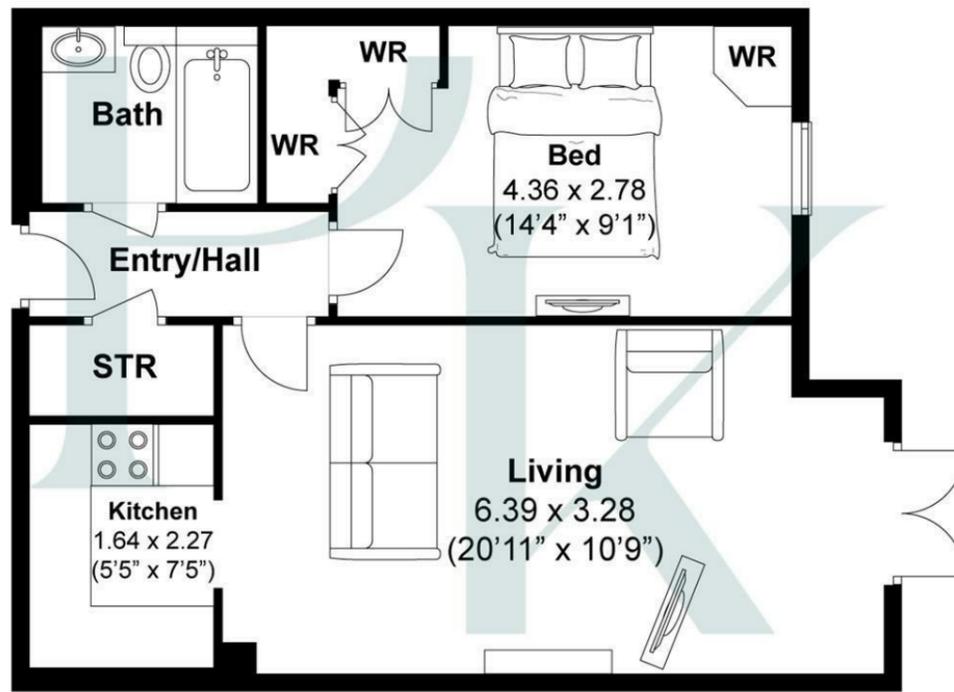
Residents of Danny Sheldon House benefit from a range of communal facilities including a residents' lounge, laundry room, guest suite, lift, and beautifully kept communal gardens, along with permit parking for residents and visitors. The development also offers on-site management staff and a 24-hour Careline alarm service for peace of mind.

The location is ideal for easy access to Brighton's amenities, with a bus stop, local shops, and a post office all within 200 yards.

Regular social activities are organised by the house manager, including coffee mornings, afternoon teas, and social evenings, helping to create a friendly and supportive community atmosphere.



Eastern Road, Brighton  
Approximately 48.9 sqm (526 sqft)



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson  
Keehan