

HAMLYN SMITH

£199,999

DYKE ROAD, BRIGHTON

2 BEDROOMS
1 RECEPTION
1 BATHROOM

A spacious and well-maintained two-bedroom retirement apartment, available exclusively to residents aged 55 and over, situated on the second floor of the popular Elm Court development.

- Retirement property (Over 55's)
- Two bedrooms
- Second floor
- Resident and guest parking
- On-site caretaker
- Quite but central location
- Rooftop views
- Communal garden





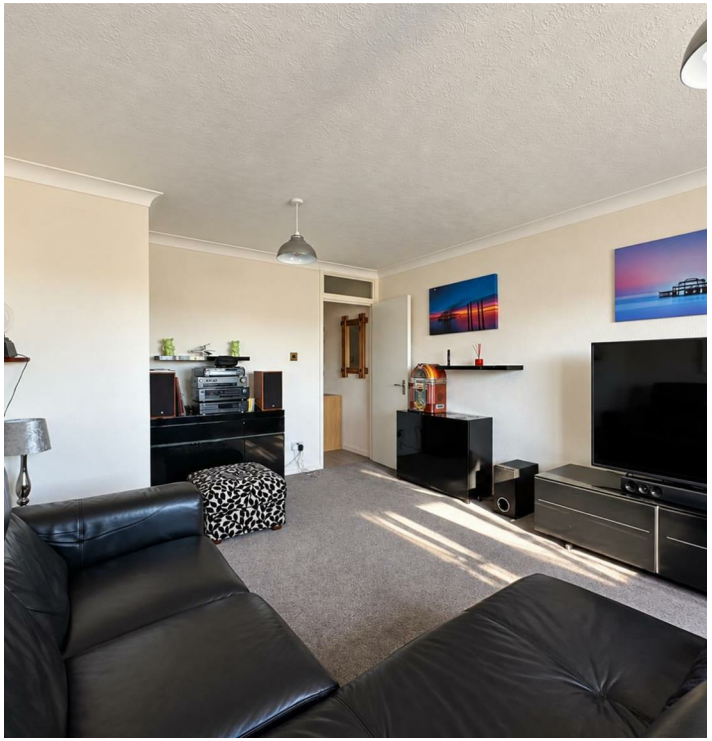




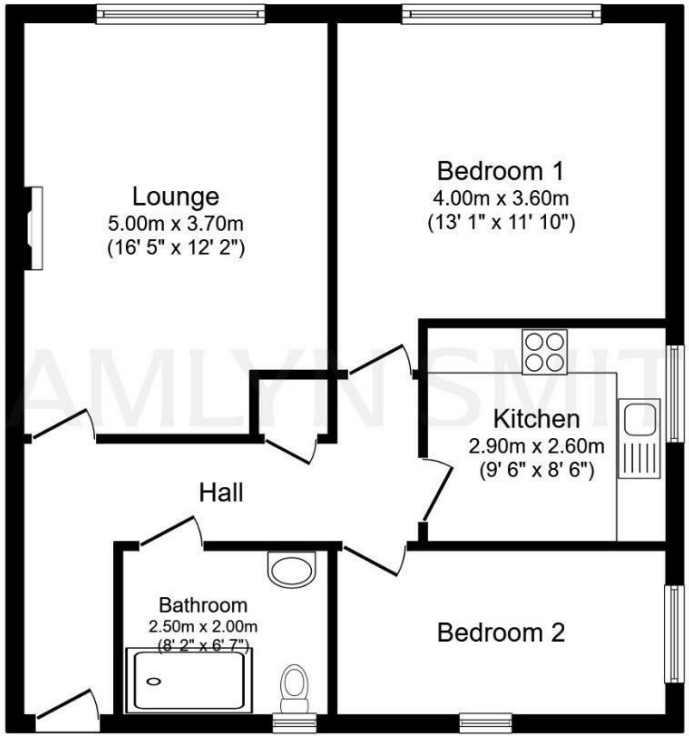










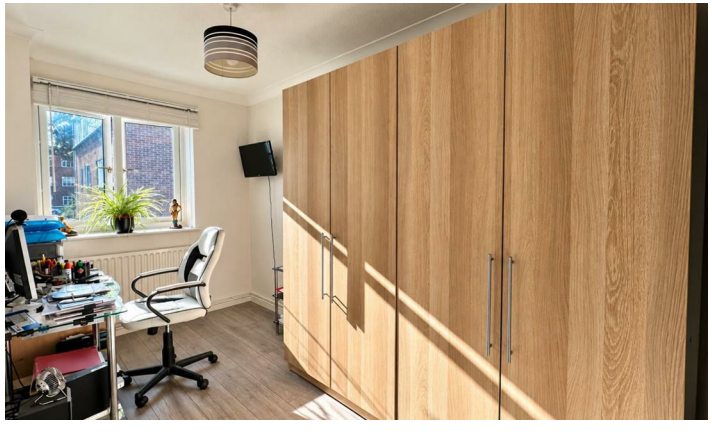


Floor Plan

Total floor area: 60.2 sq.m. (648 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io





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The accommodation offers a generous living room with pleasant views, two bedrooms and gas central heating throughout. The property has been extensivley updated during the current owners tenure, making it an appealing option for those looking for a turn key home.

Elm Court is positioned in a quiet yet convenient residential setting, approached from Dyke Road via the attractive and well-kept Fairways Estate, with additional access available from the rear residents' parking area.

The development offers a range of facilities designed for comfortable retirement living, including a residents' communal lounge, communal laundry facilities, lift access, landscaped communal gardens, residents' and guest parking, a guest suite and an on-site house manager.

The location is particularly convenient, with Dyke Park, Tesco and Seven Dials all within easy reach, while frequent bus services nearby provide straightforward access into Brighton, Hove and the surrounding areas.

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