



12A Elm Court, Dyke Road, Brighton, BN1 5AW

Spencer
& Leigh

12A Elm Court, Dyke Road,
Brighton, BN1 5AW

Offers In Excess Of £140,000 - Leasehold

- Purpose built retirement flat
- Two bedrooms
- Positioned on the first floor
- 22' Living/dining room
- Modern fitted separate kitchen
- 110 yrs. remaining on the lease
- Gas central heating & double glazing
- Well presented throughout
- Communal gardens and parking
- Viewing highly recommended

This delightful two-bedroom flat in Elm Court is the perfect choice for those seeking a serene retirement retreat. Located on the first floor, the property is beautifully presented throughout, exuding a warm and inviting atmosphere that will make you feel right at home.

The flat features a thoughtful layout, providing ample space for relaxed living. Each generously sized bedroom invites comfort and tranquillity, while the communal areas are perfect for socialising with friends and family. The well-maintained interiors reflect a true sense of care and attention, allowing you to move in seamlessly and begin enjoying your new surroundings from day one.

Elm Court itself is a well-managed building that enhances the living experience with its impressive amenities. Residents and visitors benefit from dedicated parking, attractive communal gardens, lift access for convenience, and an automated secure entry system for peace of mind. Additional conveniences include communal washing and drying facilities, along with an in-house property manager to assist with any needs. It is important to note that the lease requires that all residents be over 55 years of age, ensuring a peaceful and community-focused environment.

Brighton is celebrated for its vibrant culture, stunning seafront, and diverse range of amenities, all within easy reach of this lovely flat. Whether you're looking to explore the local shops, indulge in a variety of dining options, or enjoy strolls along the coast, this location offers the perfect blend of convenience and tranquillity.

This retirement flat is not just a property but a lifestyle choice that promises both comfort and community. If you are searching for a serene place to enjoy your golden years, this well-presented flat on Dyke Road could be the perfect fit for you. Don't miss the opportunity to make this charming residence your new home.



Elm Court is ideally situated for easy access to Brighton mainline railway station and road networks in and out of the City. There is a selection of shops, parks and cafes nearby along with what are considered to be good schools catering for all age groups.



Communal Entrance

Stairs & Lift rising all Floors

Entrance

Entrance Hallway

Living/Dining Room
22' x 9'9"

Kitchen
8'11 x 6'6"

Bedroom
11'8 x 10'5"

Bedroom
10'1 x 7'4"

Shower Room/WC
7'1 x 5'7"

OUTSIDE

Communal Gardens

Residents Parking

Property Information

110 years remaining on lease

Service Charge - £3,300.00 per annum

Ground Rent: £480.00 per annum

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas, Mains Electric. Mains water and sewerage

Parking: Residents parking and restricted on street parking - Zone Q

Broadband: Standard 13 Mbps, Superfast 80 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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



Dyke Road



First Floor
Approximate Floor Area
580.28 sq ft
(53.91 sq m)

Approximate Gross Internal Area = 53.91 sq m / 580.28 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.