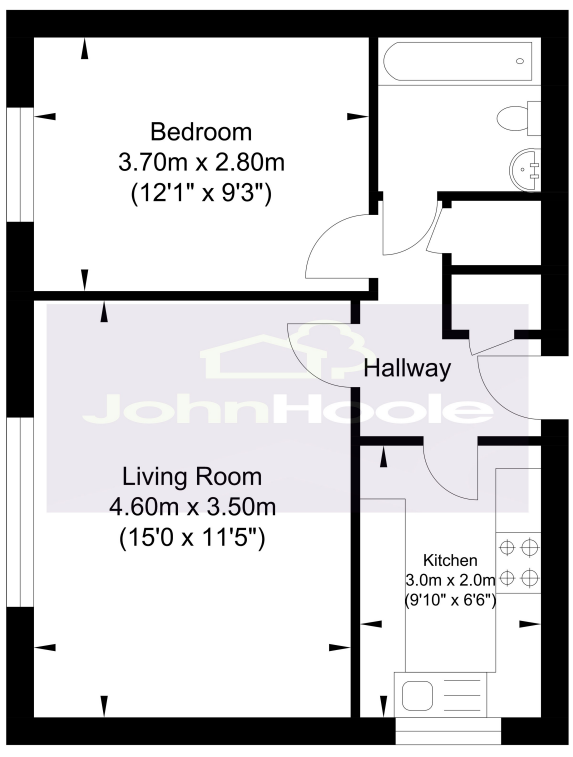
# Dyke Road, Brighton, BN1 5AW

£120,000




Approximate Floor Area
570.0 sq ft
(53.0 sq m)

Approximate Gross Internal Area = 53.0 sq m / 570.0sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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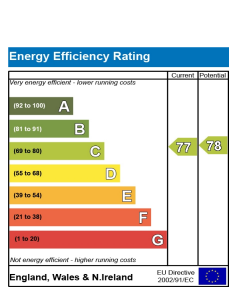


01273 555115
info@johnhoole.co.uk
johnhoole.co.uk
214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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John Hoole Estate Agents are pleased to offer for sale this lovely one bedroom retirement flat (Restricted to over 55s only), situated on the first floor of the popular retirement development.

Elm Court is ideally situated in a very pleasant residential location approached from Dyke Road through the beautifully maintained Fairways Estate or accessed from the rear car parking area.

Facilities of the Elm Court development include residents' communal living room, communal laundry, car parking, gardens, lift access and resident house manager.

The location of Elm Court is excellent for those looking for ease of access to the city centre and Brighton station, being on the doorstep of Seven Dials and a regular bus service provided from Dyke Road.

- 1 bed purpose-built flat
- Gas central heating & double glazing
- No onward chain and vacant possession
- On-site house manager
- Residents and guest parking areas
- Suitable for retirement (restricted to 55s + only)
- Lease: 99 years from 25/12/2006