



4 Elm Court
Dyke Road, Brighton,
East Sussex, BN1 5AW

£140,000

Viewing by appointment only

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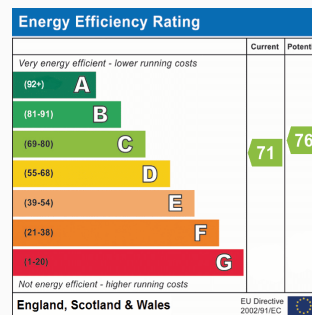
This ground floor retirement flat is very well located close to the city centre and Seven Dials. It resides in Elm Court which is a smart development of 37 apartments, designed for the over 55s who want to live independently, but with the peace of mind that this secure and social environment brings. There is a plethora of local amenities nearby and transport links are excellent, and for added convenience there is on-site parking for residents and visitors.

This spacious 53m² flat provides a large living room, separate kitchen, family bathroom and good sized double bedroom. With some cosmetic input required, this property offers the perfect opportunity for the new owner to bespoke it to their own taste and style. The living room and bedroom overlook part of the communal garden where residents can sit peacefully and enjoy the sunshine.

Facilities at Elm Court include a Residents' Lounge for those who wish to join in the social activities that take place regularly, and a kitchen with laundry facility. A Duty Manager is employed to ensure the smooth running of the block, and for added reassurance there is a secure entry system to the building and a Carelink alarm service operates from each flat.

With no onward chain and a lease extension to be provided as part of the sale, this presents a great opportunity.

- RETIREMENT FLAT - OVER 55s ONLY
- NO ONWARD CHAIN AND LONG LEASE UPON COMPLETION
- GROUND FLOOR 1 BED FLAT
- OFF-ROAD PARKING (UNALLOCATED)
- SECURE ENTRY SYSTEM
- CARELINK SERVICE
- DUTY MANAGER
- COMMUNAL GARDENS AND RESIDENTS' LOUNGE
- CLOSE TO AMENITIES, DYKE PARK AND SEVEN DIALS
- GAS CENTRAL HEATING AND SECONDARY DOUBLE GLAZING



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.

