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

£150,000

Welcome to Elm Court, where tranquility meets convenience! Nestled just off Dyke Road, this charming retirement flat is tailored for those aged 55 and over, offering a serene and secure living environment.

Boasting modern comforts, this two-bedroom home has the benefit of its own private entrance and features a recently installed Worcester gas boiler and uPVC double glazing throughout, ensuring warmth and energy efficiency all year round. Step outside your door to be greeted by charming communal gardens, meticulously maintained and with an array of vibrant flowers and shrubs, providing the perfect backdrop for peaceful strolls or leisurely moments outdoors.

Safety and peace of mind are paramount with a dedicated Manager on-site and a Carelink intercom system for emergencies, ensuring assistance is just a button away. The second bedroom, though compact, offers versatile accommodation options, ideal for guests, hobbies or a cozy retreat. Enjoy the pleasant eastern double aspect from the lounge, offering picturesque views.

- Two bedroom ground floor apartment
- Located on Dyke Road within the grounds of Elm Court
- Communal facilities available to residents
- Communal gardens outside your front door!
- Parking available, Local shops and cafes nearby.
- Care link system with emergency pull cords
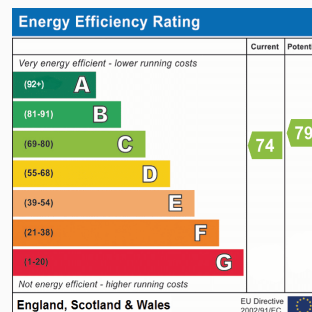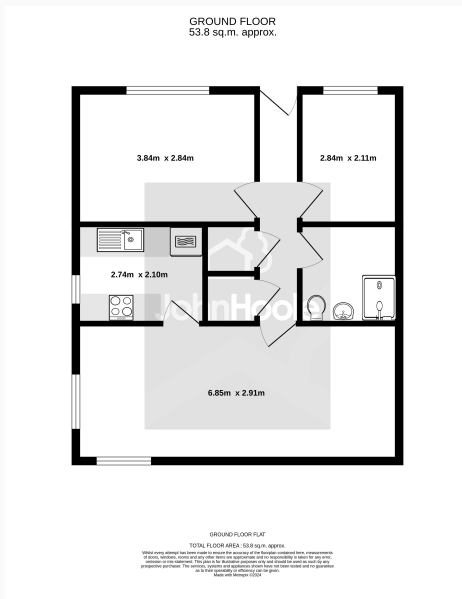- Estate Manager on-site. Bus services close by.
- No chain

Tenure: Leasehold
Length of lease: 99 years
Service charge: £3288 pa (includes reserve fund contribution)
Ground rent: £200 pa
Council tax band: B

GROUND FLOOR
53.8 sq.m. approx.

3.84m x 2.84m

2.84m x 2.11m

2.74m x 2.10m

6.85m x 2.91m

GROUND FLOOR FLAT
TOTAL FLOOR AREA : 53.8 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales   EU Directive 2002/91/EC

JohnHoole