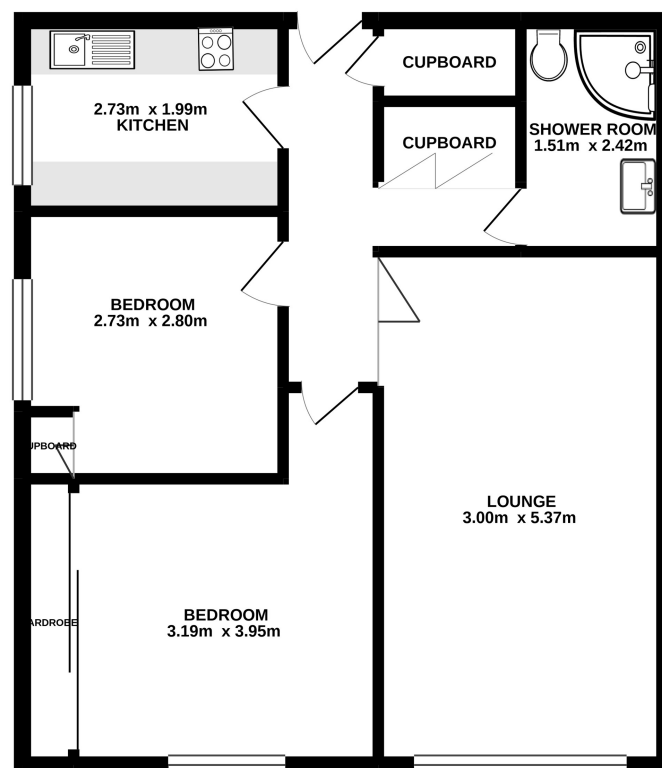




Dyke Road, Brighton, BN1 5AW
 £185,000



GROUND FLOOR
 53.0 sq.m. approx.



Energy Efficiency Rating		Current	Potential
102 to 100	A		
91 to 81	B		
72 to 62	C	77	77
55 to 49	D		
39 to 34	E		
21 to 16	F		
1 to 10	G		

Best energy efficient - Higher ranking costs less
 England, Wales & N Ireland EPC Directive 2002/91/EC

TOTAL FLOOR AREA: 53.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metriplex ©2021.

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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We are delighted to offer for sale this two bedroom second floor retirement flat, situated adjacent to Dyke Road Park and close to the Seven Dials with all its local amenities and proximity to the centre of Brighton itself. Benefits of this top floor property include residents and visitor parking, pretty communal gardens, lift access, automated secure entry, communal washing and drying facilities, an in-house property manager and a long lease.

The property is considered to be in very good condition throughout and benefits from double glazing with South and West aspects and gas central heating. With tasteful decoration and good sized accommodation, this lovely apartment presents a great opportunity for someone looking to live in a well managed and maintained retirement property. With no onward chain and situated in a sought-after location, we recommend making an early appointment to view.

Additional Information:

Tenure: Leasehold

Length of lease: 151 years

Ground rent: £0

Service charge to include reserve fund contribution: £274pcm

Council Tax Band: B



- NO ONWARD CHAIN AND LONG LEASE
- Two double bedrooms
- Suitable for retirement (restricted to 55s + only)
- On site estate manager (Mon-Fri)
- Gas central heating & double glazing
- Galley style kitchen
- White tiled shower room/WC
- Residents and guest parking areas
- Communal Gardens
- Close to Seven Dials