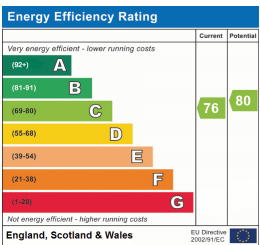
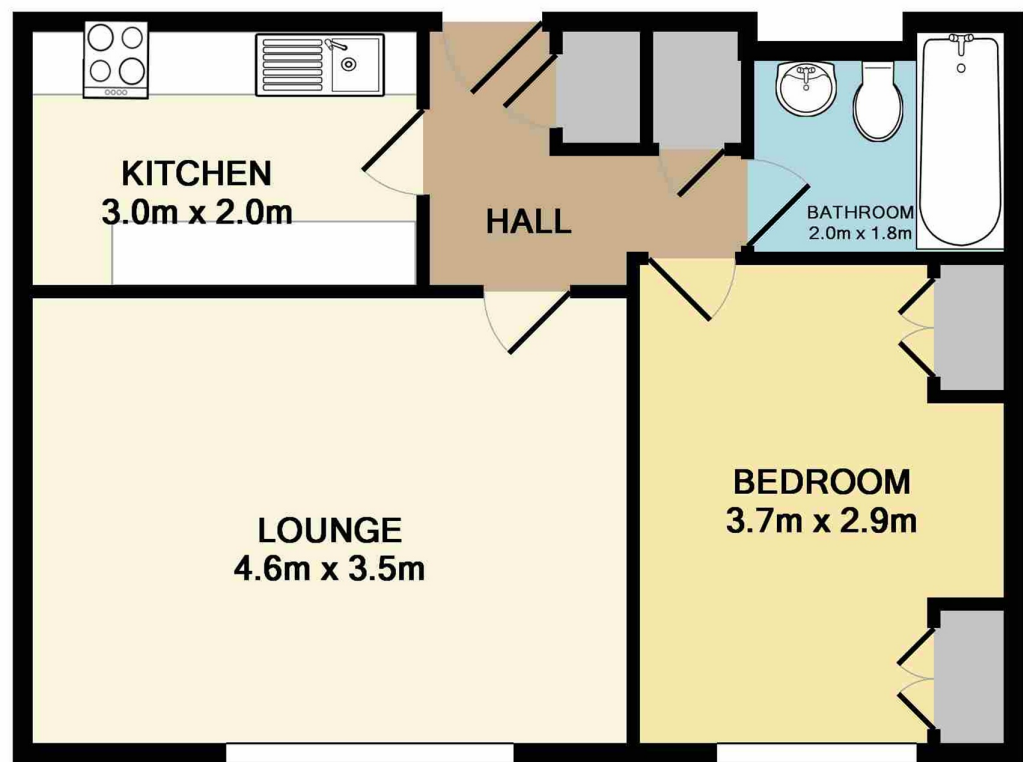




Elm Court, Retirement Flat, BRIGHTON, BN1 5AW
 £130,000



TOTAL APPROX. FLOOR AREA 40.7 SQ.M. (438 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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John Hoole Estate Agents are pleased to offer for sale a lovely one bedroom flat situated in Elm Court, a popular retirement development in a very pleasant residential location approached from Dyke Road through the beautifully maintained Fairways Estate.

Situated on the first floor (accessible via a convenient lift) the entrance hallway to the flat is thoughtfully designed with ample storage solutions. The spacious living room can easily accommodate a dining area and the separate kitchen offers functionality and convenience. The double bedroom is light and airy, and the well-appointed shower room completes the living accommodation.

Residents can enjoy the communal lounge on the ground floor, ideal for social gatherings and fostering connections, and its adjacent kitchen provides laundry facilities though there is accommodation for a washing machine in the flat itself. The well-maintained landscaped communal gardens offer a serene escape, while un-allocated parking provides hassle-free vehicle accommodation for residents and their visitors. Safety and security are paramount, with a secure building entrance and wheelchair access throughout the premises. Moreover, residents can count on the Carelink 24 hour support system, providing reassurance and assistance in times of need. An on-site duty manager takes care of the day-to-day operations, ensuring a smooth and worry-free living experience. 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. What's more, this property is offered chain-free, making it a seamless transition for those ready to embrace a community-oriented and enriching retirement lifestyle.



- NO ONWARD CHAIN AND LONG LEASE
- 1 DOUBLE BEDROOM RETIREMENT APARTMENT
- CONVENIENT LOCATION TO AMENITIES AND TRANSPORT LINKS
- PARKING AVAILABLE FOR RESIDENTS & VISITORS
- NEW RESIDENTS MUST BE OVER 55
- COMMUNAL LOUNGE & KITCHEN WITH LAUNDRY FACILITIES
- SITE MANAGER & 24HR CARELINK SUPPORT SYSTEM
- SECURE ENTRY SYSTEM & LIFT ACCESS
- EPC rating C
- WHEELCHAIR ACCESSIBLE