



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

£140,000

Viewing by appointment only

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John Hoole are pleased to offer to the market this delightful 1-bed ground floor flat nestled discreetly to the rear of the Fairways development and approached through beautiful landscaped gardens. Elm Court offers accommodation to the over 55s and is comprised of 37 self-contained flats set within lovely communal gardens, with the additional facilities of a laundry room and communal lounge and kitchen for its residents. Whilst the location of the property is extremely quiet, it is only a short walk or bus ride to the vibrant hub of Seven Dials with all its shops and eateries, and for leisure and entertainment activities Dyke Park, with its open air theatre, cafe and tennis courts, is conveniently situated just opposite. The accommodation of the flat itself is nicely balanced, with a good sized living/dining room, separate fitted kitchen, double bedroom and a bathroom with a modern white suite, all tastefully decorated in neutral colours and ready to move into. The property has the added bonus of residents' parking and a non-resident manager to assist with the day-to-day running of the complex. Ideal for those looking for a retirement property that is located within easy reach of Brighton city centre, this is an opportunity not to be missed.

- 1 BED PURPOSE-BUILT FLAT
- NO CHAIN
- GAS CENTRAL HEATING
- GROUND FLOOR
- LONG LEASE
- COMMUNAL GARDENS
- GOOD LOCATION FOR SHOPS AND TRAIN LINKS
- CLOSE TO DYKE PARK
- RETIREMENT FLAT - OVER 55s ONLY
- RESIDENTS' PARKING
- COMMUNAL LOUNGE FOR RESIDENTS
- CARELINE ALARM SERVICE
- SECURE DOOR ENTRY SYSTEM

Tenure - Leasehold

Lease term - 122 years

Service Charge - £2470 pa (includes £978 pa reserve fund contribution)

Ground Rent - £250 pa

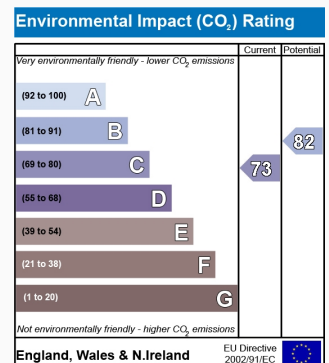
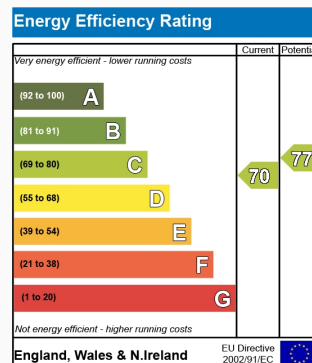
Parking - Unallocated off-street

Council Tax Band - A - £1252 pa



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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