



## 13 Homeless House 63 Dyke Road

Brighton, BN1 3JP

Offers In The Region Of £100,000

Homeless House is a well-regarded retirement development designed for residents aged 60 and over (partners aged 55), ideally located in the popular Seven Dials area. The development is conveniently positioned close to a variety of local shops and amenities, with Brighton mainline station, the city centre, and the seaford all within easy reach.

Residents benefit from a range of communal facilities including a welcoming residents' lounge, which hosts regular social events such as coffee mornings and craft sessions. Additional amenities include a communal laundry room, guest accommodation, an emergency careline alarm service, and on-site management staff. The building features a secure video-entry system, wheelchair access throughout, and a limited number of off-street parking spaces available for residents and visitors on a first-come, first-served basis.

The apartment is situated on the first floor and enjoys a pleasant south-westerly aspect overlooking the communal gardens. Access is provided via both a passenger lift and stairwell. The accommodation comprises an entrance hall with a generous storage cupboard, a double bedroom with built-in wardrobes, a bright lounge leading through to the kitchen, and a bathroom with WC.

- One Bedroom Retirement Flat for the over 60's ( Partner 55 )
- Lounge Leading Through to Separate Kitchen
- Bathroom / W.C.
- Off Street Parking on First Come, First Served Basis
- Communal Residents Lounge
- Guest Accommodation and Facilities
- 98 Year Lease Remaining
- Ground rent £454.44 pa
- Service Charge £2528.52 pa
- Council Tax Band B EPC C

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

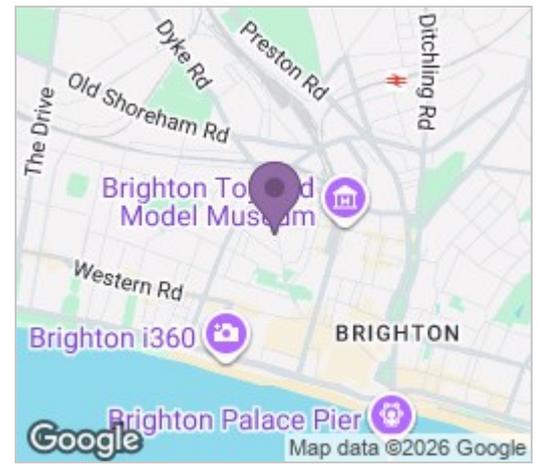
if you wish to arrange a viewing appointment for this property or require further information.



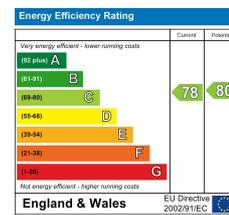
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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