



4 Elm Court Dyke Road, Brighton, BN1 5AW

£130,000 Leasehold

This ground floor retirement flat is very well located close to the city centre and Seven Dials. It resides in Elm Court which is a smart development of 37 apartments, designed for the over 55s who want to live independently, but with the peace of mind that this secure and social environment brings. There is a plethora of local amenities nearby and transport links are excellent, and for added convenience there is on-site parking for residents and visitors. This spacious flat provides a large living room, separate kitchen, family bathroom and good sized double bedroom. With some cosmetic input required, this property offers the perfect opportunity for the new owner to bespoke it to their own taste and style. The living room and bedroom overlook part of the communal garden where residents can sit peacefully and enjoy the sunshine. With no onward chain and a lease extension to be provided as part of the sale, this presents a great opportunity. Viewings are highly recommended. Energy Rating: C71

Facilities at Elm Court include a Residents' Lounge for those who wish to join in the social activities that take place regularly, and a kitchen with laundry facility. A Duty Manager is employed to ensure the smooth running of the block, and for added reassurance there is a secure entry system to the building and a Carelink alarm service operates from each flat.

Total approx floor area

53 sq.m. (570 sq.ft.)

Council tax band A

Parking zone Q

V1



IMPORTANT

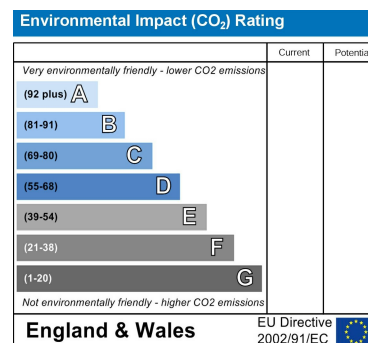
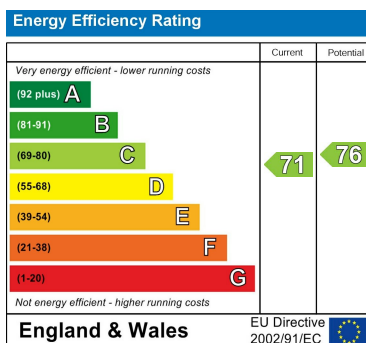
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.