

Spencer  
& Leigh



12 Elm Court, Dyke Road, Brighton, BN1 5AW

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Brighton, BN1 5AW

Offers In Excess Of £150,000 - Leasehold

- Purpose built retirement flat
- Two bedrooms
- Positioned on the first floor
- 17' Living/dining room
- Separate kitchen
- 111 yrs. remaining on the lease
- Well presented throughout
- No onward chain
- Gas fired central heating
- Communal gardens and residents parking

This spacious two-bedroom retirement flat is located just off Dyke Road. Elm Court is situated next to Dyke Road Park and is close to the Seven Dials, offering access to local amenities and the city center of Brighton. The building is well-managed and features residents' and visitor parking, attractive communal gardens, lift access, an automated secure entry system, communal washing and drying facilities, and an in-house property manager. It is a requirement of the lease that residents are over 55 years of age.



Elm Court is ideally situated for easy access to Brighton mainline railway station and road networks in and out of the City. There is a selection of shops, parks and cafes nearby along with what are considered to be good schools catering for all age groups.



Communal entrance

Stairs and lift to all floors

Entrance Hallway

Living room  
17'5 x 9'7

Kitchen  
8'10 x 6'7

Shower room

Bedroom  
12'11 x 12'1

Bedroom  
9'3 x 9'1

Communal gardens

Residents parking

#### Property Information

111 years remaining on lease

Service Charge - £3,464 per annum

Ground Rent: £272 per annum

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Gas, Mains Electric. Mains water and sewerage

Parking: Resident parking

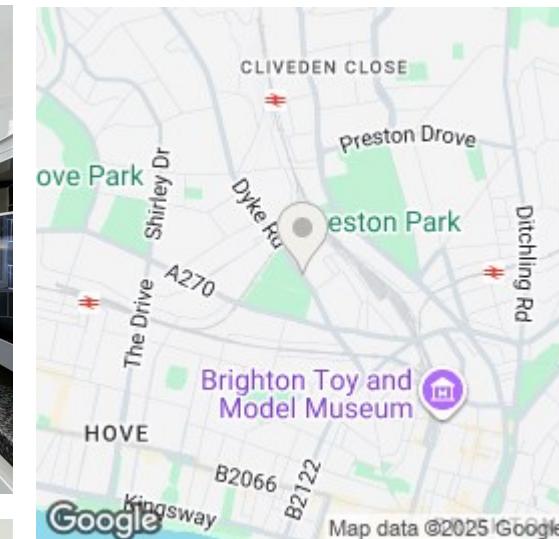
Broadband: Standard 13 Mbps, Superfast 80 Mbps (Ofcom checker)

Mobile: Good coverage (Ofcom checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



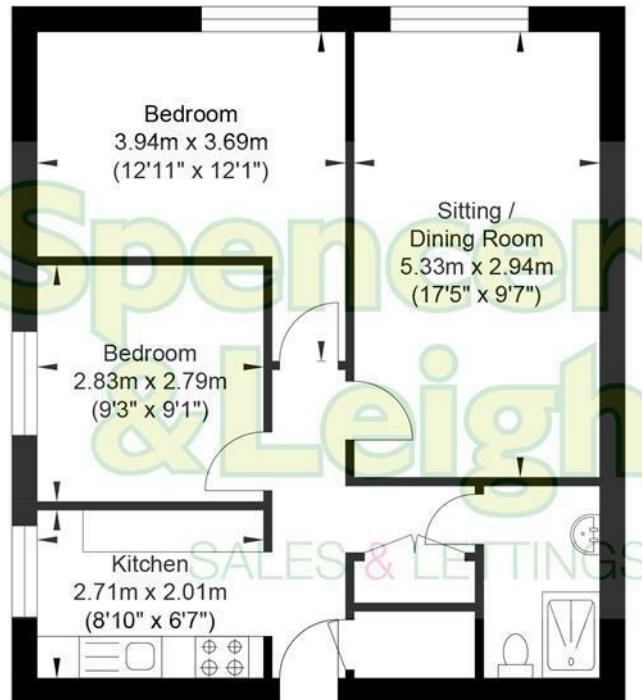
Council:- BHCC  
Council Tax Band:- B

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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# Dyke Road



First Floor  
Approximate Floor Area  
559.93 sq ft  
(52.02 sq m)



Approximate Gross Internal Area = 52.02 sq m / 559.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.