







## Homelees House, Dyke Road, Brighton, BN1 3JP

A one bedroom apartment set within a popular retirement block with a minimum age of sixty, offering communal gardens and facilities, located in the attractive Seven Dials area near local amenities and Brighton city centre.

A modern one bedroom apartment situated within a level walk of Seven Dials. The property forms part of a popular residential retirement residence, with a minimum age of sixty, having an on site manager, communal gardens, sitting room and laundry facilities. The apartment comprises an entrance hall with walk-in storage housing pre lagged hot water tank, a bathroom with low level WC, shower over bath and sink with vanity storage below. There is a kitchen with appliance space, floor and wall units worktops with a stainless steel sink unit. A lounge/dining room with double glazed window and a good size double bedroom with built-in double wardrobe. Sold with no onward chain.

Homelees House is situated on Dyke Road and offers an excellent location within the vibrant area of Seven Dials. Seven Dials is a popular leafy area of central Brighton which offers an eclectic variety of boutiques, cafés and amenities including a Co-operative, Post Office, The Flour Pot Bakery, The Gourmet Deli and The Good Companion. St Nicholas Rest Garden, with its neighbouring St Nicholas Churchyard and Children's Garden, is just a short walk away (0.2 mile). Brighton city centre is within easy reach offering several attractions including the trendy North Laine (0.5 mile), Brighton Dome (0.6 mile) and Churchill Square Shopping Centre (0.5 mile). The area affords good transport links with convenient access to Brighton Mainline Railway Station (0.2 mile), access to the A27/A23 road networks and local bus services extend across Brighton and Hove.









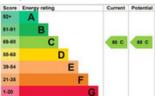
## MID-FLOOR



DYKE ROAD, BRIGHTON, BN1 3JP TOTAL FLOOR AREA: 463sq ft. (43.0 sq.m.) approx.

## **Energy Performance Certificate**

Agents Notes Tenure-Leasehold 60 Years Remaining On The Lease Service Charge- £3,462.18 per annum Ground Rent- N/A 55-68 Council Tax- B 39-54

















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**Your Sussex Property Expert** 

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