



Homeless House, Dyke Road, Brighton, BN1 3JP
Asking Price £112,000

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.





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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:
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Your Sussex Property Expert

Brighton & Hove Office
 01273 688 881
 3-6 North Road, Brighton BN1 1YA
 www.oakleyproperty.com
 brighton@oakleyproperty.com

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