

15 Homelees House, Dyke Road

Brighton BN1 3JP

Asking Price Of £135,000

- RETIREMENT BLOCK
- ONE DOUBLE BEDROOM
- SEPARATE KITCHEN
- DIRECT ACCESS TO COMMUNAL GARDEN
- COMMUNAL LIVING AREAS
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this one bedroom flat forming part of the first floor of this retirement block. Boasting a good size living room with separate kitchen, double bedroom and direct access onto the communal patio.

Bus routes operate locally making public transport throughout the city simple. The block is within close proximity to Seven Dials with its vast array of shopping facilities, eateries and cafés. Brighton mainline train station is a short journey away for commutes out of the city. Brought to market with no onward chain.

ENTRANCE HALL Intercom, emergency pull cord, cupboard housing electrics, water tank with storage below.

KITCHEN Incorporating stainless steel bowl sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, space for fried freezer and cooker, extractor above.

LIVING ROOM Emergency pull cord, fitted electric radiator, UPVC double glazed window with door to communal patio.

BEDROOM Fitted wardrobes, electric fitted radiator, emergency pull cord, UPVC double glazed window overlooking communal patio.

BATHROOM Comprising panelled bath with 'Triton' electric shower over being fully tiled, vanity wash hand unit, low level w.c, extractor above.

OUTSIDE

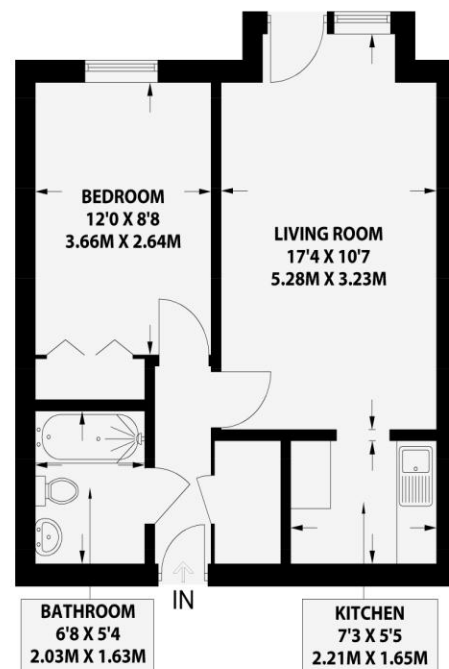
COMMUNAL PATIO Being paved with mature borders with array of bushes and shrubs. Separate grassed seating areas.

OUTGOINGS Lease has 60 years unexpired
Ground rent - £454.44 per annum
Service Charge - £2700 per annum

HOMELEES HOUSE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
436 sq ft / 40.5 sq m



First Floor
436 sq ft / 40.5 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (RICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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