



**Homeless House, Dyke Road, Brighton, BN1 3JP**

Asking Price £110,000



# Homelees House, Dyke Road Brighton, BN1 3JP

INVESTMENT OPPORTUNITY. Offering a gross return of over 10%.

## The Property

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Assured Tenants in place paying £11,820pa. Available to cash buyers.

A 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 a communal gardens, communal lounge and kitchen area and laundry facilities.

Well presented throughout, the apartment comprises an entrance hall with walk in storage housing lagged hot water tank, bathroom with WC, and sink with vanity storage below. There is a kitchen with hobs, oven and good surface area to prep, a through lounge/dining room with double glazed bay window and a good size double bedroom with built-in double wardrobe.

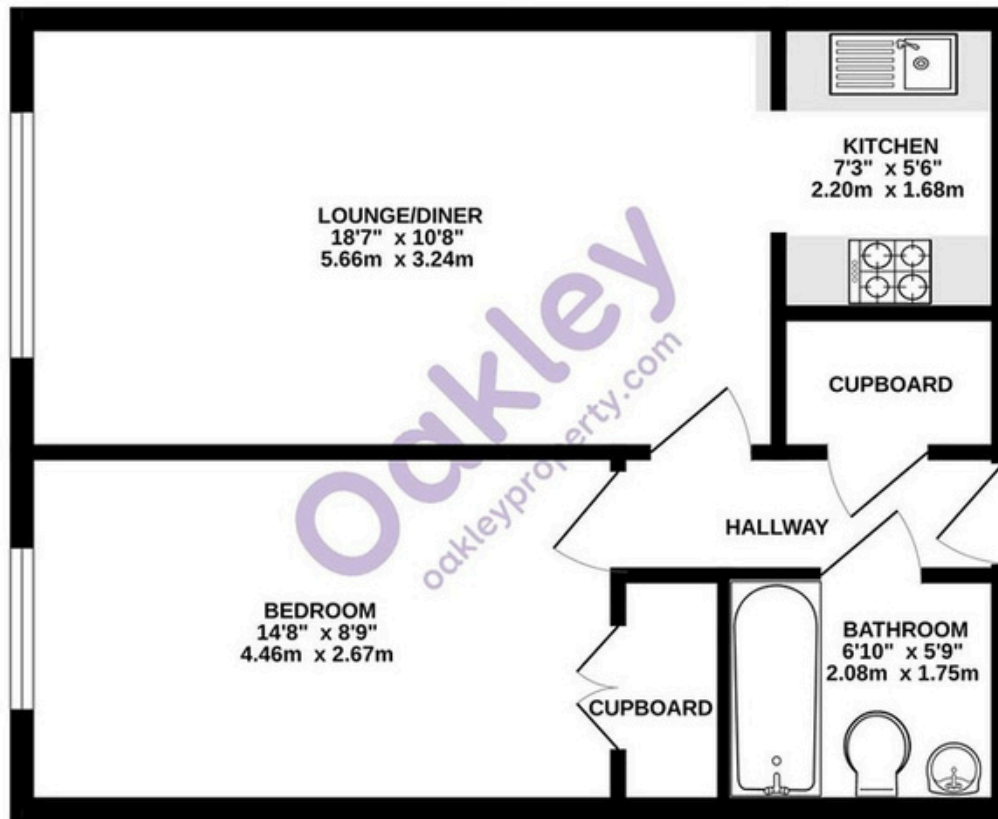
## The Location

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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 Cooperative, 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.

**FOURTH FLOOR**  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) approx.  
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**Agents Notes**  
Tenure Leasehold  
100 Years Remaining On The Lease  
Service Charge £3,462.18 Approx Per Annum  
Ground Rent N/A  
Council Tax Band B

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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