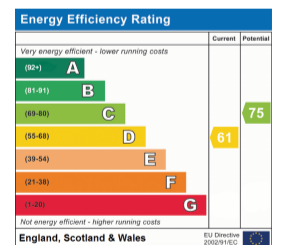
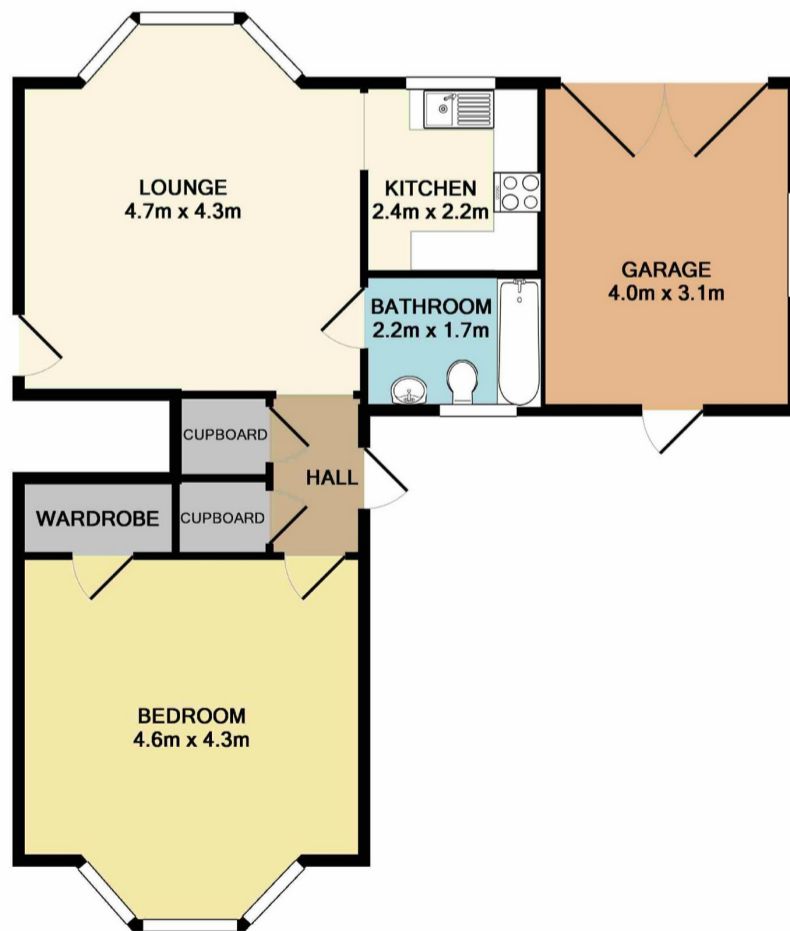




Highcroft Villas, BRIGHTON, BN1 5PT
 £340,000



TOTAL APPROX. FLOOR AREA 63.7 SQ.M. (686 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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This end of terrace ground floor flat is situated within the charming Highcroft Villas neighbourhood in Brighton and features a picturesque courtyard garden with the added convenience of a separate garage/outbuilding.

Upon entry, the timeless elegance of period features such as ornate coving, high ceilings and expansive bay windows greet you, filling the space with natural light. The flat seamlessly combines classic charm with contemporary comfort, providing a welcoming atmosphere. The spacious bedroom offers a tranquil retreat with stunning views of The Downs through the large double-glazed windows, complemented by a walk-in wardrobe and additional storage solutions in the hallway. The kitchen is designed for both functionality and style, equipped with modern units, integrated appliances and dedicated space for essential appliances. Outside, the south-west facing rear garden provides an idyllic sun-trap for relaxation or al fresco dining, while the outbuilding offers additional convenience and versatility. Whether used as a utility room, home office or gym, it adds value to the residence.

Ideal for commuters, the property enjoys close proximity to Preston Park and Brighton train stations, as well as easy access to major thoroughfares like the A23 and A27, facilitating effortless travel to surrounding areas. The bustling area of Seven Dials, with its boutique shops, artisan bakeries and restaurants is just a 15 minute walk away, and on the doorstep there is a Tesco Express, Esso garage and a parade of shops, pub and gym - ensuring convenience and enjoyment at every turn.

This property combines the charm of its Victorian heritage with modern amenities, making it a desirable place to call home.



- GROUND FLOOR
- COURTYARD GARDEN
- 1 LARGE BEDROOM WITH VIEWS
- GARAGE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- COMMUTER FRIENDLY
- EXCELLENT DECORATIVE ORDER
- PERIOD FEATURES