

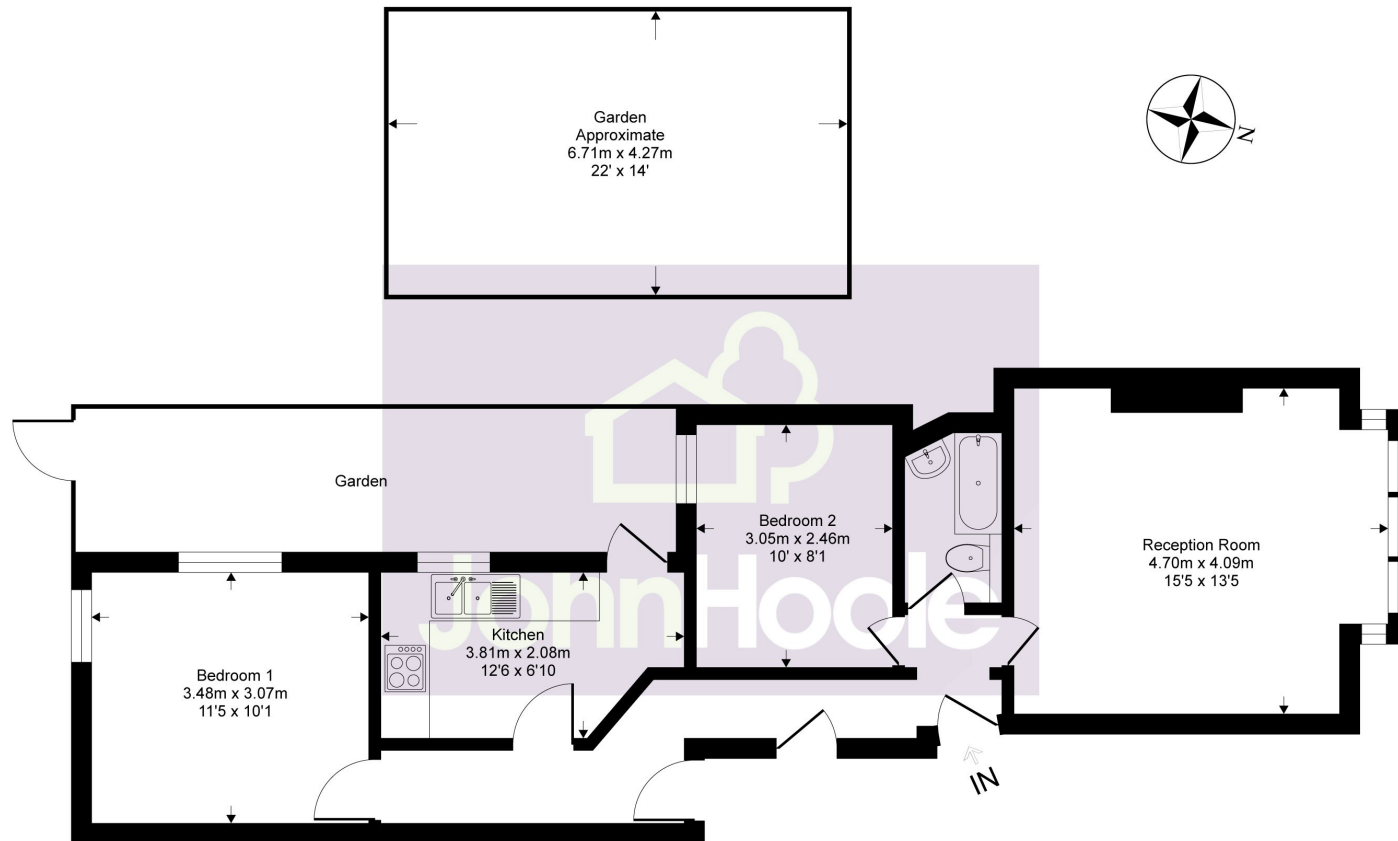


GFF 32 Highcroft Villas, Brighton, BN1 5PS  
 GUIDE PRICE £350,000 - £375,000



### Highcroft Villas, BN1

Approximate Gross Internal Area = 57 sq m / 614 sq ft



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-81)	C		
(54-69)	D		
(39-54)	E		
(21-39)	F	69	74
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive	2002/91/EC

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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.







Welcome to this charming 2-bedroom ground floor flat in Highcroft Villas, one of the most sought-after addresses in Brighton & Hove. Perfectly positioned within easy walking distance of the city centre, seafront and commuter stations, this delightful home offers both convenience and a tranquil retreat from the bustling city.

Part of a late Victorian mid-terrace, the property shares the building with just one other apartment, ensuring a sense of exclusivity and privacy. Set back from the road, its attractive facade is highlighted by a large sash bay window and elegant hung clay tiles, preserving its period charm. Step inside to find a living space where period features abound. The cozy living room centres around a traditional fireplace while high ceilings, panelling and decorative coving add to the home's character. Both double bedrooms are generously proportioned and bathed in natural light, thanks to their large windows and the well-appointed kitchen is designed for both functionality and style, offering ample storage and countertop space, a gas hob/cooker and room for a tall fridge freezer. The spacious bathroom is contemporary in design, featuring a bath with a luxurious rainfall shower overhead.

A lovely feature of this property is its two outdoor areas, one immediately accessed from the kitchen with space for sitting and enjoying a morning cuppa. The other is via a communal path leading to a lawned area with pretty shrubs and more seating to relax and enjoy the day's sunshine.

In summary, this 2-bedroom ground floor flat in Highcroft Villas beautifully combines period charm with modern comforts. Its prime location allows you to enjoy all that Brighton & Hove has to offer while providing a serene and inviting home. This property is a true gem in an idyllic setting, offering a rare opportunity for those seeking the perfect blend of city living and coastal tranquility.



- NO ONWARD CHAIN AND LONG LEASE
- GROUND FLOOR 2 BED FLAT
- PERIOD FEATURES INCLUDING TRADITIONAL FIREPLACE
- CONTEMPORARY AND TASTEFUL DECOR THROUGHOUT
- PRIVATE OUTSIDE SPACE
- EPC RATING C
- GAS CENTRAL HEATING
- CONVENIENT LOCATION TO AMENITIES AND COMMUTER LINKS