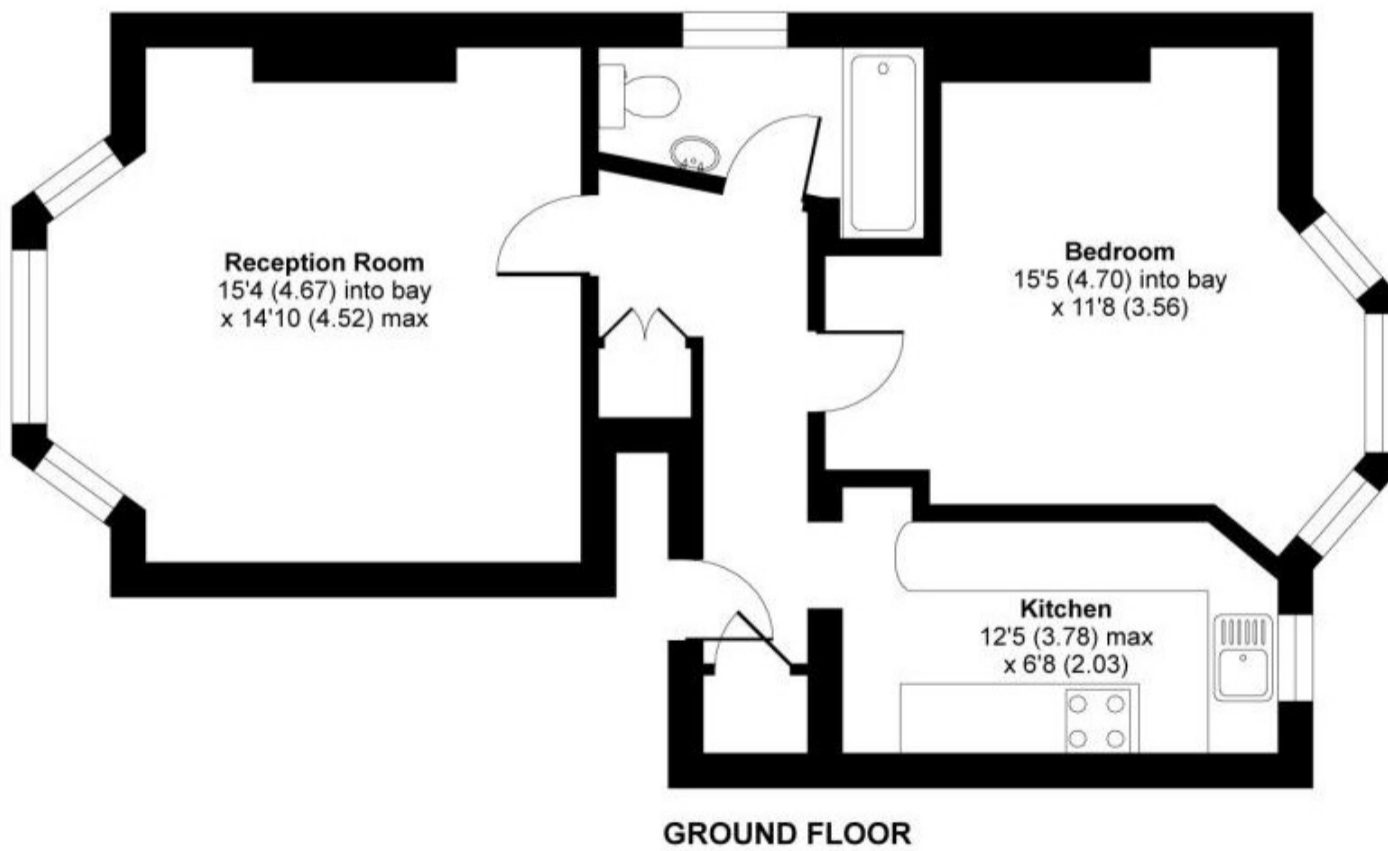




Highcroft Villas, Brighton, BN1 5PT
 £300,000



Highcroft Villas, Brighton, BN1
 APPROX. GROSS INTERNAL FLOOR AREA 599 SQ FT 55.6 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(75-81)	C		78
(69-75)	D		
(63-69)	E	52	
(55-63)	F		
(48-55)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.





This delightful raised ground-floor flat is nestled within a converted Victorian mansion house in one of Brighton's sought-after residential areas. The spacious interior, with high ceilings, is tastefully decorated to suit modern preferences. Large bay windows in both the living room and bedroom flood the space with natural light. The kitchen boasts contemporary fixtures, while the bathroom features an alcove bath and shower. In the living room, charming period details like a decorative cast-iron fireplace, enhanced by thoughtful décor, create a warm and inviting atmosphere.

Highcroft Villas enjoys an elevated position, offering stunning views across the city and out to the Downs. The flat's location is ideal for commuters, with Brighton's main station and Preston Park within easy reach, and a convenient bus service nearby on Dyke Road providing quick access to the city centre. Just a short stroll away lies the vibrant area of Seven Dials, known for its boutiques, artisan bakeries and restaurants. For everyday convenience, a 24-hour Tesco Express, Esso garage, and a parade of shops, as well as a gastro-pub and gym, are right on your doorstep.

With no onward chain and low outgoings, this property presents a fantastic opportunity for buyers.



- NO ONWARD CHAIN
- RAISED GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM WITH SPECTACULAR VIEWS
- GAS CENTRAL HEATING
- SPACIOUS LIVING/DINING ROOM
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- PERIOD FEATURES INCLUDING TRADITIONAL FIREPLACE