



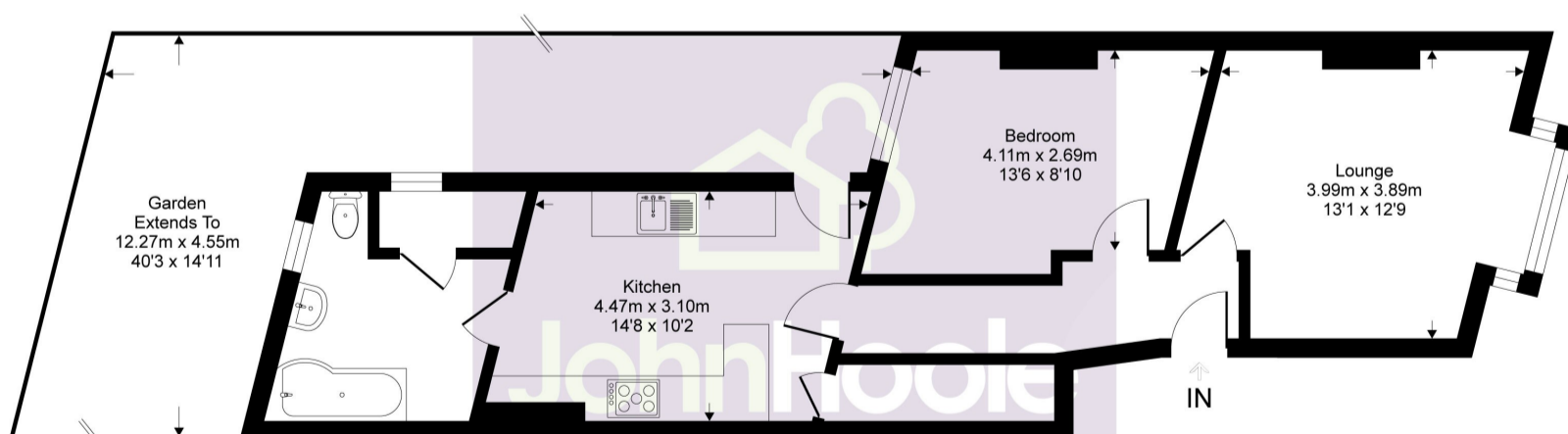
Highcroft Villas, Brighton, BN1 5PS

£375,000



Highcroft Villas, BN1

Approximate Gross Internal Area = 60 sq m / 647 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (85+)		
	B (81-84)		
	C (69-80)		
	D (54-68)		
	E (39-53)		
	F (21-38)	64	76
Not energy efficient - higher running costs	G (1-20)		

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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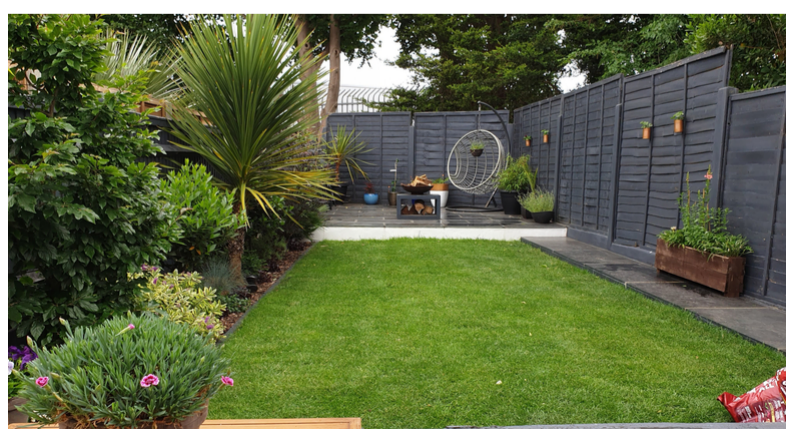
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee 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 charming 1-bedroom ground floor flat in Highcroft Villas, Brighton, is an exceptional property in a prime location. Situated within easy walking distance of the beach, the city centre, a variety of local amenities and three commuter stations, it boasts one of the most sought-after addresses in Brighton & Hove. Part of a late Victorian end-of-terrace property, this property shares the building with just one other apartment. Tucked away from the road, it's approached through a pretty cottage garden with a winding path leading to the front door. The property's attractive facade is enhanced by a large sash bay window and hung clay tiles, maintaining its period charm. Inside, the period features continue with a traditional fireplace that serves as the immediate focal point in the cozy living room as well as high ceilings and decorative coving. The double bedroom is generously sized and benefits from a large window that floods the room with natural light. The well-appointed kitchen offers ample storage and countertop space for food preparation, along with a sizeable gas hob/cooker and room for a tall fridge freezer. The spacious bathroom features a bath with a rainfall shower over it, and an additional utility room discreetly houses the washing machine and boiler. However, the standout feature of this property is its expansive south-facing garden. This beautiful garden includes a lawned area and two patios, ensuring that you can enjoy sunshine throughout the day. Being an end-of-terrace property, there's a convenient alleyway to the side, allowing for easy access to wheel in bicycles and remove garden waste. In summary, this 1-bedroom ground floor flat in Highcroft Villas, Brighton, combines period charm with modern comforts and is perfectly located for those looking to enjoy the best of Brighton & Hove. With its delightful garden and proximity to all the city has to offer, it's an inviting and highly sought-after property in an idyllic setting.



- SPACIOUS 1 BED GROUND FLOOR FLAT
- LARGE SOUTH FACING GARDEN
- SIDE ACCESS
- VICTORIAN END OF TERRACE
- PERIOD FEATURES INCLUDING TRADITIONAL FIREPLACE
- LARGE SEPARATE KITCHEN
- UTILITY ROOM
- CONTEMPORARY DECOR
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND COMMUTER LINKS