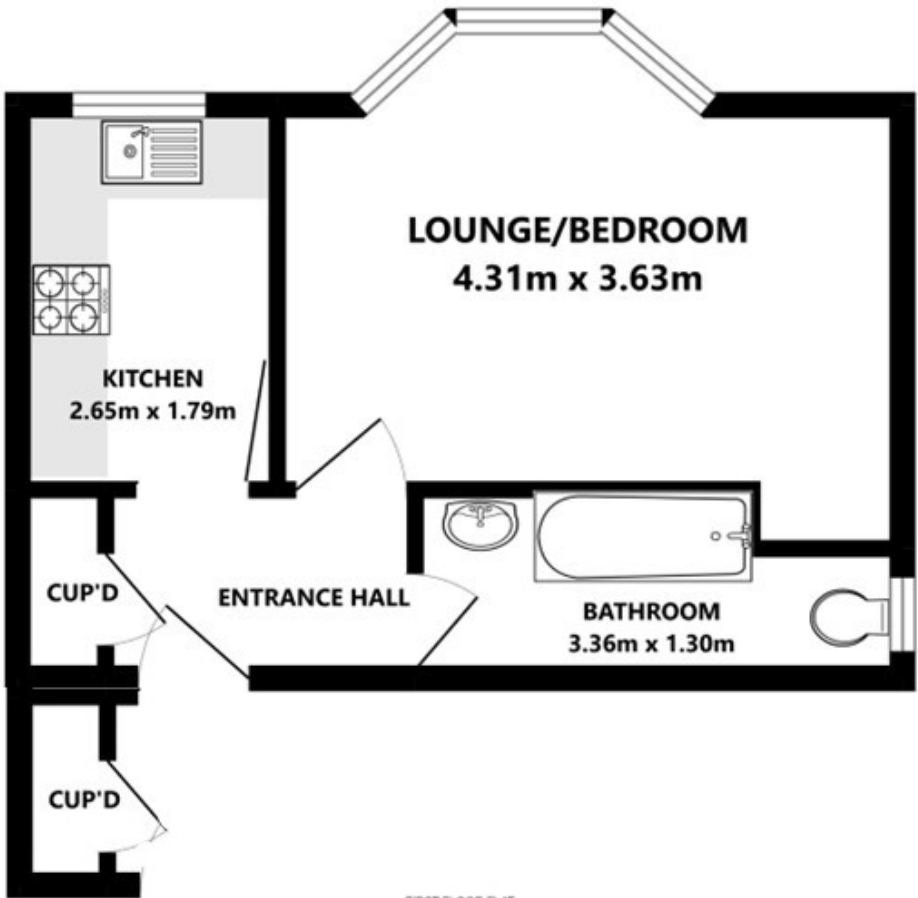
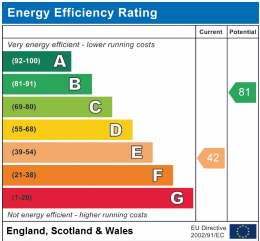




52 Highcroft Villas, Brighton, BN1 5PT
£185,000



FIRST FLOOR FLAT
TOTAL FLOOR AREA : 25.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.





The current owners of this superb first-floor studio flat have owned the property since 2009 and successfully let it for the duration. Presented in very good condition throughout with high ceilings and a south facing aspect, the property benefits from a good sized separate kitchen, spacious studio room with attractive Victorian bay windows and a contemporary bathroom with white bathroom suite including bath and electric shower. There is the added bonus of a large lockable cupboard on the communal landing for additional storage, as well as a storage cupboard in the hallway of the flat.

One of five flats in the building, the new owner will benefit from a share in the management company, retaining full control of the building maintenance program. The property will be sold with a long lease and has low annual outgoings, making it desirable from a financial aspect too.

With friendly local shops and a bistro pub this area has a lovely community feel. Away from the crowds you can still reach the beach easily and with two parks to choose from and a bus route nearby to the National Park, a healthy lifestyle beckons. You can access fashionable bars, lively arts venues and restaurants of both Brighton and Hove on foot, by bus or by cab. For commuters, Preston Park Station is about 10 minutes' walk, and both the A23 and A27 are easy to reach.

Additional information:

Tenure: Leasehold
Length of lease - Expires 24 Dec 2197 (Approx 173 years)
Service charge - £450 pa
Ground rent - Peppercorn
Council Tax Band - A
Resident Permit Zone - Q



- No onward chain
- Self-contained studio apartment
- Spacious separate kitchen
- Right-to-manage arrangement
- Ideal BTL or FTB property
- First floor flat in semi-detached villa
- Low outgoings
- Popular residential Brighton location
- Long lease - Approx 173 years remaining
- Peppercorn ground rent