

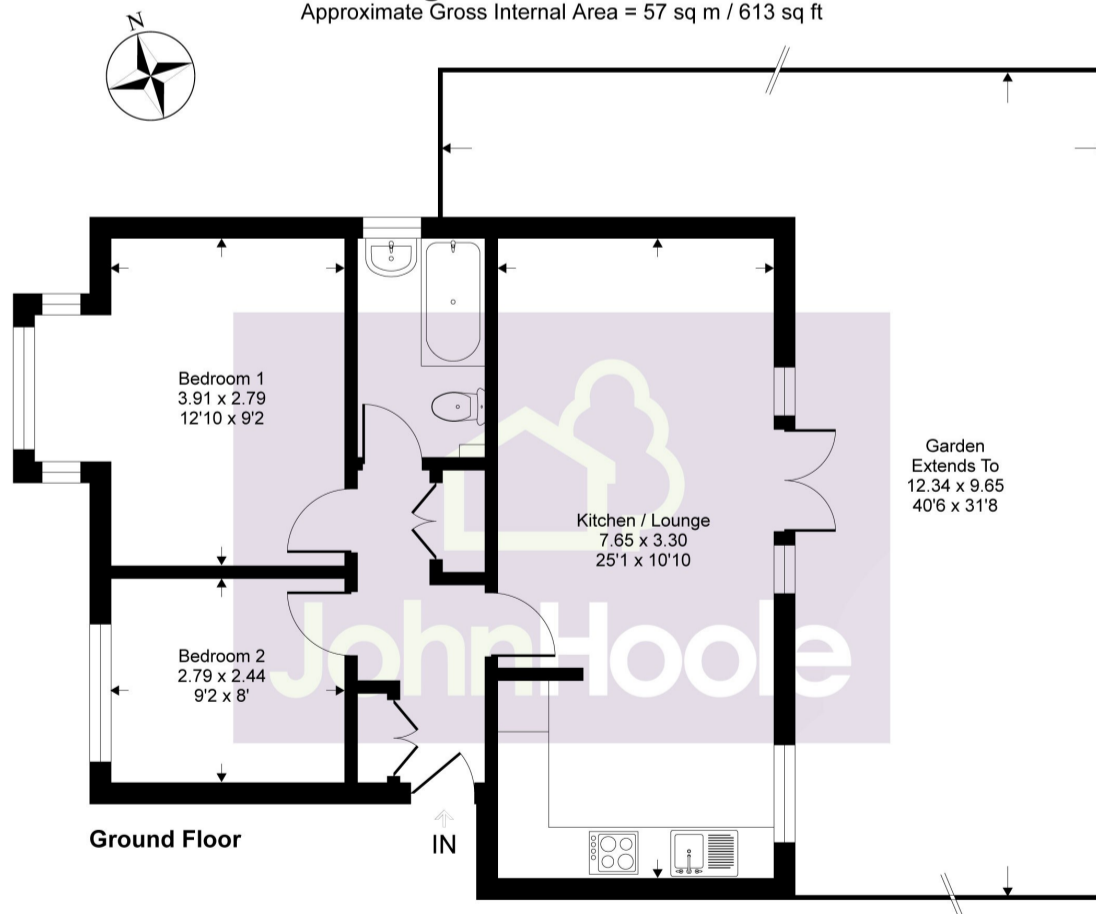


Flat 2, 19 Highcroft Villas, Brighton, BN1 5PS
 OFFERS IN EXCESS OF £400,000



Highcroft Villas, BN1

Approximate Gross Internal Area = 57 sq m / 613 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85-100)	A		
(69-84)	B		
(54-68)	C		
(39-53)	D		
(24-38)	E		
(9-23)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	80
		EU Directive 2002/91/EC	80

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.



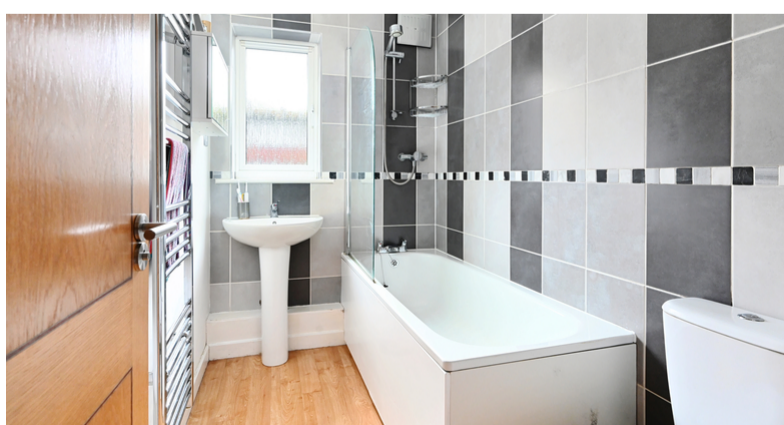


Nestled in a popular residential area offering convenient access to Preston Park and Brighton station, this ground floor apartment is a commuter's dream. Boasting an unusually large garden, perfect for alfresco dining and entertaining, this property presents a rare opportunity to enjoy outdoor living in the heart of the city.

Built in 2007 and discreetly positioned just off Highcroft Villas, this home enjoys a tranquil setting while being within easy reach of a wide range of amenities. The bustling area of Seven Dials, with its boutique shops, artisan bakeries and restaurants is just moments away, ensuring convenience and enjoyment at every turn.

Internally, the property exudes modern elegance, with a high standard of finish and tasteful decor throughout. The open plan kitchen/living room is a highlight, featuring stylish high gloss kitchen units, integrated appliances (washer/drier, dishwasher and large fridge/freezer) and space for a dining table, creating a perfect hub for both cooking and socializing. The bathroom is a study in contemporary design, with monochrome wall tiles offsetting sharp white sanitary ware, while fire-resistant internal doors finished in light oak wood veneer with brushed chrome ironmongery add a touch of sophistication. Wide double doors seamlessly connect the living area to the south-east facing patio area and lawned garden, complete with shed and water butt, offering a seamless transition between indoor and outdoor living. A side gate provides convenient access for bicycles and garden waste removal and a double tandem-style allocated parking space is included in the purchase price, providing added convenience for residents.

This property is ready to move into and is being sold with no onward chain, offering a hassle-free transition into your new home. Don't miss the chance to make this charming apartment yours and enjoy the best of city living with the luxury of your own private garden oasis.



- NO ONWARD CHAIN
- GROUND FLOOR 2 BED FLAT
- TWO PARKING SPACES (ALLOCATED)
- MODERN BUILD
- OPEN PLAN KITCHEN, DINING & LOUNGE
- FAMILY BATHROOM
- LARGE SOUTH-EAST FACING GARDEN
- DOUBLE GLAZED THROUGHOUT
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS