



Flat 3, 52, Highcroft Villas
Brighton,
East Sussex, BN1 5PT

£190,000

Viewing by appointment only

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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 window and a contemporary bathroom with white bathroom suite including bath and electric shower. There is the added bonus of a large lockable cupboard in the hallway for additional storage.

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.

- 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 upon completion

Tenure - Leasehold

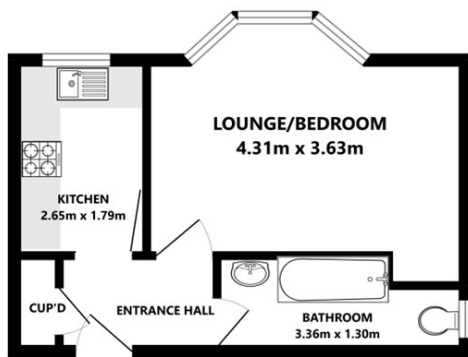
Length of lease - 173 years upon completion

Service charge - £450 pa

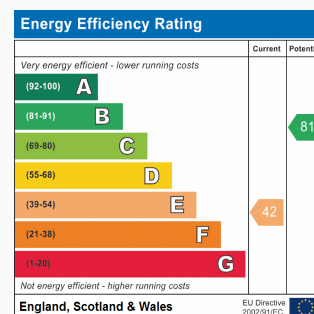
Ground rent - £peppercorn upon completion

Council Tax Band - A

Resident Permit Zone - Q (No waiting list)



FIRST FLOOR FLAT
TOTAL FLOOR AREA: 25.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, the dimensions of the property are approximate and should not be relied upon. The floor plan is for general guidance only and should not be used for any other purpose. The service charge and ground rent are shown for information only and should not be relied upon. The floor plan is for general guidance only and should not be used for any other purpose.



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.

