52 Highcroft Villas, Brighton, BN1 5PT

Offers in excess of £250,000 Leasehold

Price Guide: £250,000 - £275,000 ** 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, and provide stunning views of the Sussex Downs. The kitchen boasts contemporary fixtures, while the bathroom features an alcove bath and shower. In the living room, charming details like a decorative cast-iron fireplace, enhanced by thoughtful décor, create a warm and inviting atmosphere.

Rich in period features and natural light, this charming home is ideal for first-time buyers, downsizers or anyone seeking a stylish Brighton base that combines character, views and an exceptional location. A wonderful opportunity to enjoy the very best of Brighton living. Early viewings are highly recommended.

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Communal front door to:

Communal Hallway
Personal front door to:

Hallway
Radiator, 2 x built in storage cupboards, wall mounted entry phone, wall mounted thermostat, recessed spotlights, wood effect flooring, doors to all rooms.

Kitchen
Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, space for fridge/freezer, space for dishwasher, space & plumbing for washing machine, part tiled walls, wood effect flooring, window to rear with pretty views.

Bedroom
Sash bay window to rear with pretty views, radiator.

Bathroom
WC with push button flush, wash hand basin with mixer tap & vanity storage below, tiled bath with hot & cold taps, wall mounted shower over, part tiled walls, tiled floor, recessed spotlights, radiator with towel rail above, window to rear with frosted glass.

Lounge
Sash bay window to front, radiator, picture rail, dado rail, period coving, feature cast iron fireplace with wooden surround, recessed shelving.

Total approx floor area
55.6 sq.m. (599 sq.ft.)

Parking zone Q
No waiting list

Distance to Preston Park Station
0.6 miles (12 minutes)

Distance to Brighton station
1 mile (20 minutes)

Council tax band A

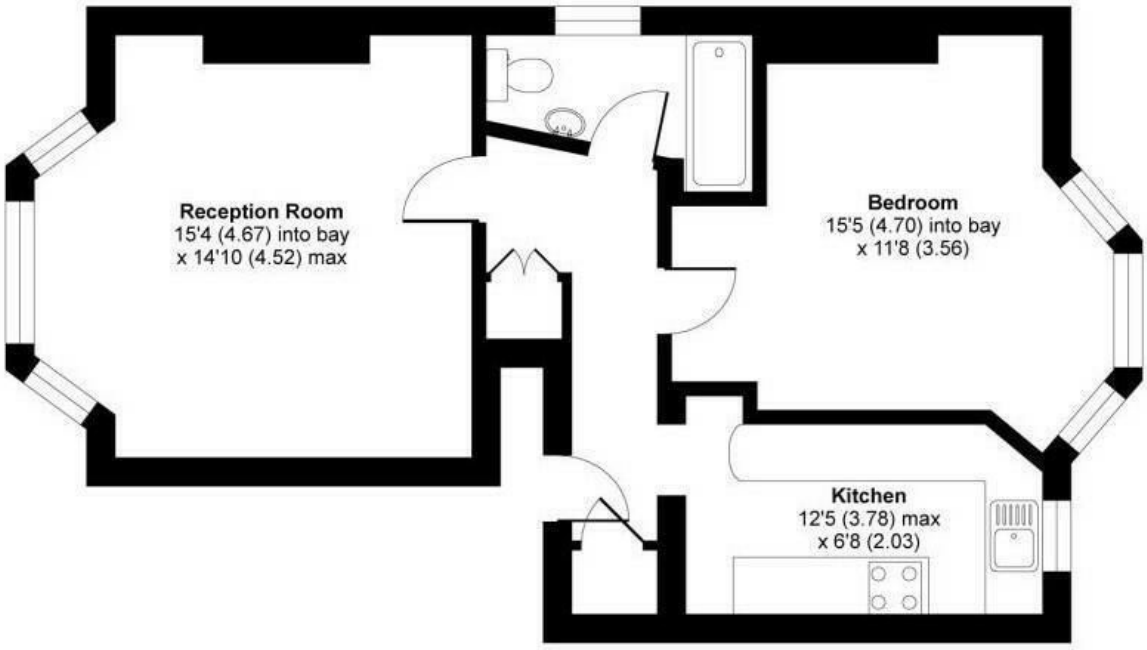
V4

About the area
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, voted by Time Out as one of the UK's coolest neighbourhoods in 2022, renowned for its independent artisan shops, cafés, bakeries and lively village atmosphere. Green open spaces are close at hand, with Preston Park and Dyke Park both nearby. 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.

What the current owners say
“We fell in love with this flat the moment we walked in. The natural light and high ceilings give it such a wonderful sense of space, yet it still feels incredibly cosy and welcoming. Waking up to the beautiful views of the South Downs from the bedroom is always a pleasure. The period features, especially the fireplace and ceiling rose, add so much character and charm. It's a fantastic place for entertaining friends, but also a peaceful retreat at the end of the day. The neighbourhood is quiet, friendly and full of life, with Seven Dials close by, Preston Park and Dyke Park just a short walk away, excellent local pubs, and the Sussex Peasant on hand for weekend groceries. Add in the convenience of Preston Park station, a 24-hour Tesco, and even a brilliant salon three minutes away, and it's been an absolute joy to call this place home.”

Highcroft Villas, Brighton, BN1

APPROX. GROSS INTERNAL FLOOR AREA 599 SQ FT 55.6 SQ METRES



GROUND FLOOR

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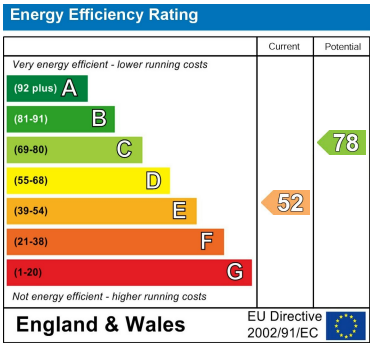

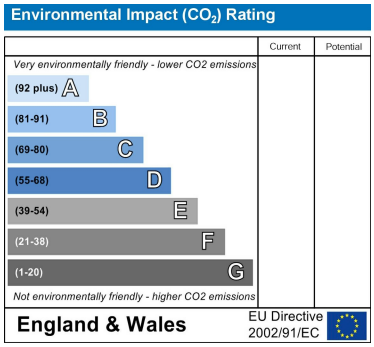

IMPORTANT
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SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

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