52 Highcroft Villas, Brighton, BN1 5PT

£140,000 Leasehold

Nestled in the SOUGHT AFTER area of Highcroft Villas, this charming first floor studio flat presents an excellent opportunity for those seeking a vibrant coastal lifestyle. The property is situated in a popular location, making it ideal for both first-time buyers and investors alike. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: E42 Exclusive to Maslen Estate Agents

maslen
DAVID MASLEN ESTATE AGENTS

Communal front door to:

Communal hallway
Stairs rising to first floor, built in storage cupboard, personal front door to:

Hallway
Wall mounted entry phone, built in cupboard, doors to all rooms

Kitchen
Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring hob with extractor over, integrated oven below, space for appliances, laminate flooring, sash window to front

Bathroom
WC with push button flush, wash hand basin with mixer tap and vanity storage below, panelled bath with mixer tap, wall mounted shower over, part tiled walls, window to side with frosted glass

Studio
Sash bay window to front, picture rail

Approx. floor area
25.4 sq.m (273.9 sq. feet)

Parking zone Q

Council tax band A

V3

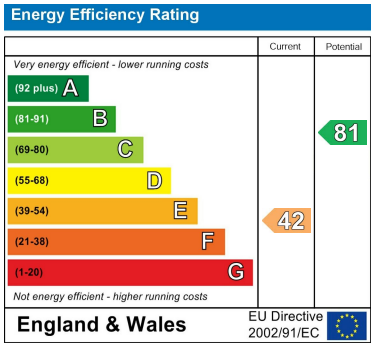
First Floor

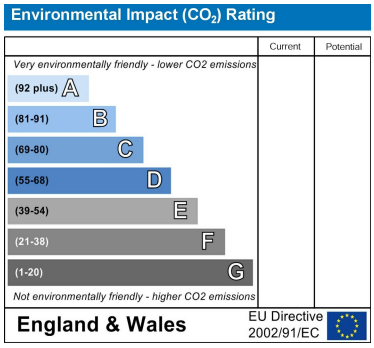
Main area: Approx. 25.4 sq. metres (273.9 sq. feet)

Plus floor to ceiling storage cupboards, approx. 0.6 sq. metres (6.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Highcroft Villas





IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT
Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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

Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.
IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.