



Brighton, BN1 5PT

Guide price £700,000

The ground floor features a generous living room, with warm wood flooring continuing through to a bright dining room. A glazed roof and large windows bring natural light into this inviting space, while double doors open onto the rear garden, creating an easy connection between indoor dining and outdoor entertaining.

The separate kitchen is fitted with contemporary gloss cabinetry, contrasting dark worktops and metro-tiled splashbacks. A range-style cooker, generous cupboard space and a breakfast bar make this a practical and sociable room. Double doors lead out to a small front patio garden, providing a lovely spot for a morning coffee within the private mews. A cloakroom sits off the entrance hallway.

On the first floor, the principal bedroom is a particular highlight. Double doors open to a Juliet balcony, making the most of the southerly aspect and lovely far-reaching views towards the sea. This spacious bedroom also benefits from an en suite bathroom. A further bedroom on this floor offers flexibility for use as a child's room, guest bedroom or home office.

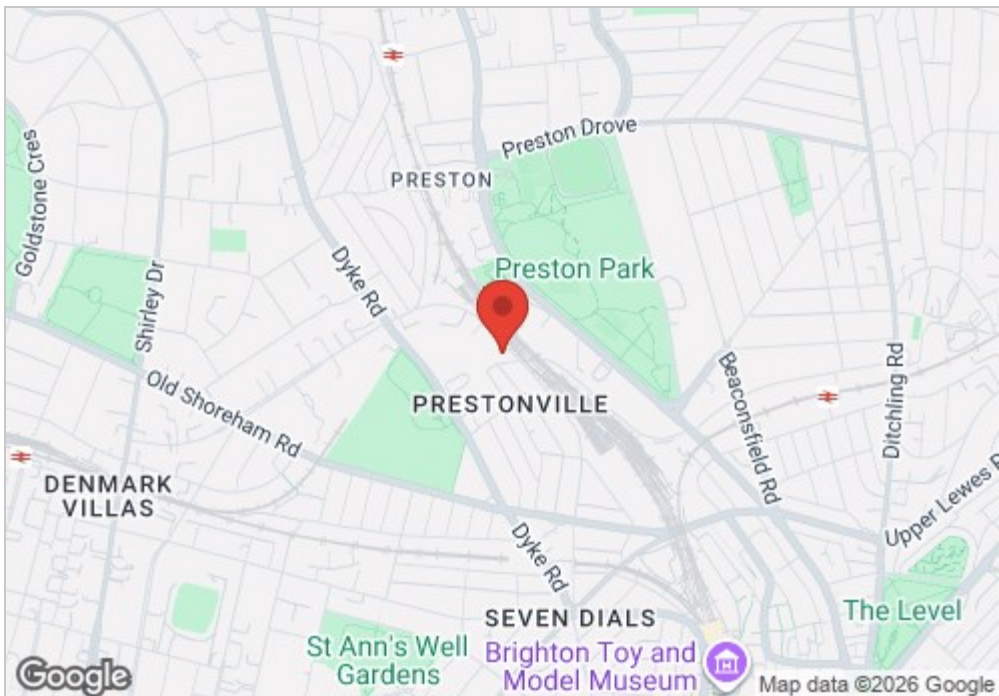
Two additional bedrooms occupy the top floor, together with a further bathroom. The rear bedroom enjoys another lovely sea view, with an elevated outlook across the surrounding rooftops towards the coast.

Outside, the enclosed rear garden offers a paved terrace for dining and relaxing, with a lawn and established planting providing a leafy backdrop. The property also benefits from a garage with an electricity supply, providing useful space for storage alongside its parking potential.

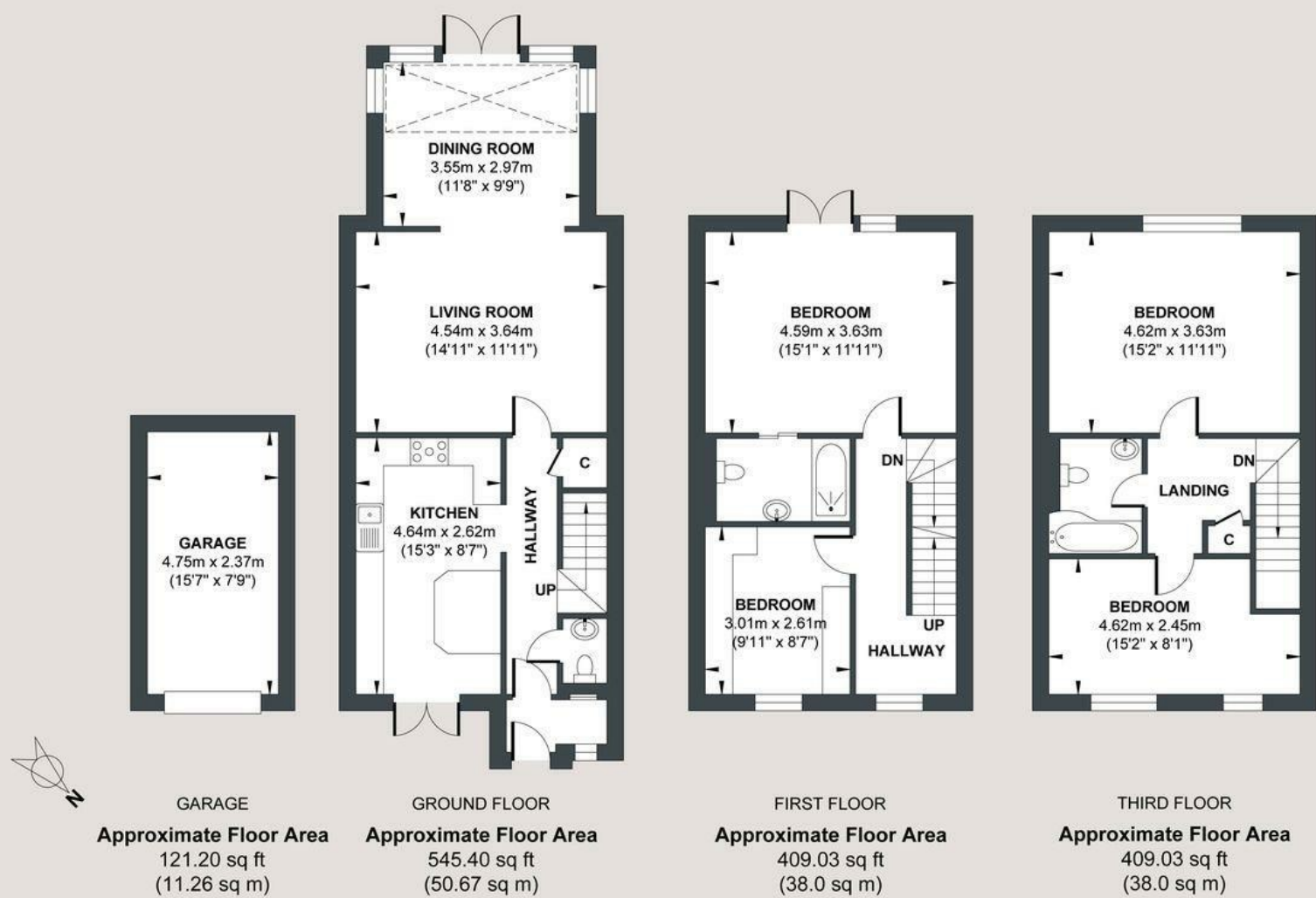
With its private gated setting, versatile layout and coastal outlook, this is an appealing home on Highcroft Villas.

- Private gated mews
- Far-reaching sea views
- Principal en suite and family bathroom
- Bright dining room with glazed roof
- Enclosed rear garden with lawn and terrace
- Four bedrooms over three floors
- Principal bedroom with south-facing Juliet balcony
- Spacious living room
- Modern kitchen opening onto a front patio garden
- Garage with electricity supply & Parking

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		79	82
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area (Excluding Garage) = 126.67 sq m / 1363.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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