



Flat 2, 49 Highcroft Villas, Brighton, BN1 5PT

**Spencer  
& Leigh**

Flat 2, 49 Highcroft Villas,  
Brighton, BN1 5PT

Offers In Excess Of £280,000 - £300,000  
Leasehold

- Ground floor garden flat
- Cosy living room
- Stylish kitchen/breakfast room with dual aspect windows
- Double bedroom with original ornate cornicing & plantation shutters
- Modern bathroom
- High ceilings
- Far reaching views
- Private garden
- Close to Preston Park station
- Vendor suited

Situated in Highcroft Villas is this charming ground floor garden flat that exudes character and style. This delightful property boasts a cosy living room, perfect for relaxing after a long day, and a stylish kitchen/breakfast room with dual aspect windows and a breakfast bar perfect for enjoying your morning coffee.

The double bedroom is a tranquil retreat, featuring original ornate cornicing and arched windows fitted with plantation shutters that adds a touch of elegance to the space. Step outside to your own private garden, offering beautiful far-reaching views towards the South Downs that will surely captivate you.

Conveniently located near Preston Park station, this property not only provides a peaceful sanctuary but also easy access to transportation links for your daily commute. Don't miss the opportunity to make this lovely flat your new home in the vibrant city of Brighton.



Being in a prime position just off Dyke Road, Preston Park Mainline Train Station is only a 10 minute walk away as is Preston Park itself and Dyke Road Park. OFSTED 'Outstanding' & 'Good' rated schools are close by being less than half a mile away and road networks into and out of the city are easily accessible as are buses located on Dyke Road.



Communal Entrance

Entrance

Entrance Hallway

Sitting Room

14'2 x 12'1

Kitchen

10'3 x 8'7

Bedroom

12'5 x 9'7

Bathroom

OUTSIDE

Private Rear Garden

Property Information

100 years remaining on the lease

Service Charge - £1,560.00 p/a

Ground Rent - £150.00 p/a

Council Tax Band A: £1,558.71 2024/2025

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Restricted on-street parking - Zone Q

Broadband: Standard 7Mbps, Superfast 80Mbps & Ultrafast

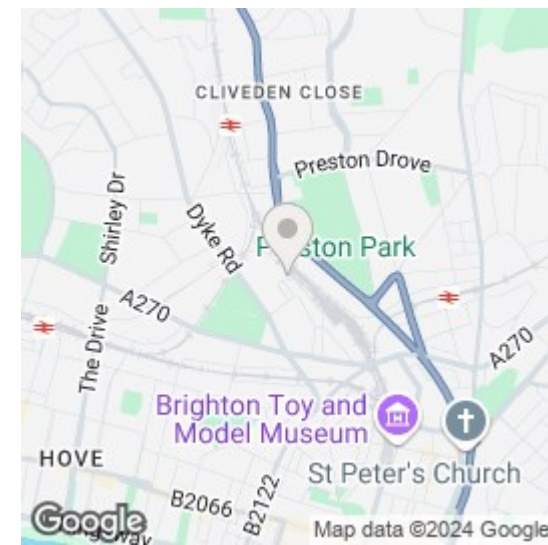
1000Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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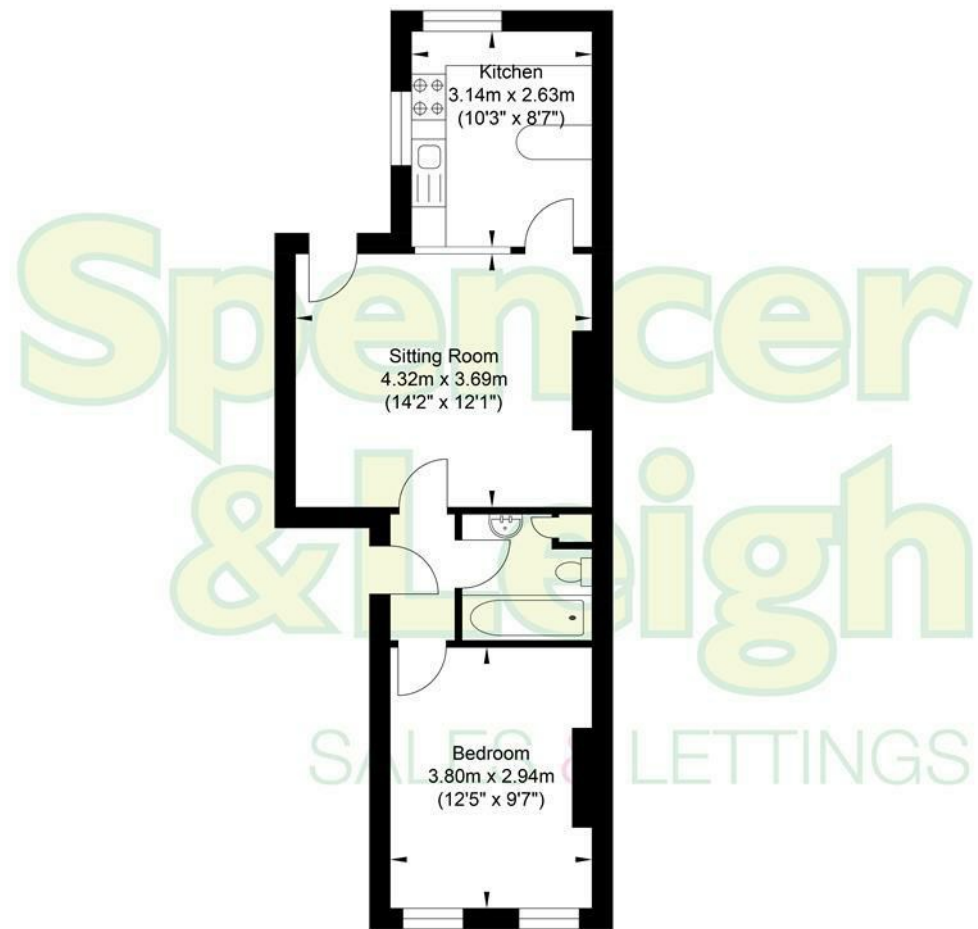
Council:- BHCC  
Council Tax Band:- A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Spencer & Leigh

# Highcroft Villas



Ground Floor  
Approximate Floor Area  
448.53 sq ft  
(41.67 sq m)



Approximate Gross Internal Area = 41.67 sq m / 448.53 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.