

**ELLIOTTS**

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## **1, 39 Highcroft Villas, Brighton, BN1 5PS**

### **£400,000 Share of Freehold**

Charming two-bedroom ground floor garden flat in a period building near Preston Park, Brighton stations, and Seven Dials. Offers a spacious living room, fitted kitchen with garden room, modern bathroom, and sunny south-facing garden. Share of freehold included.

- South Facing Garden
- 66 Sq.Mt / 715 Sq.Ft
- Attractive Period Building
- 15' x 13' Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Garden Room / Conservatory
- Gas Central Heating
- Share of Freehold



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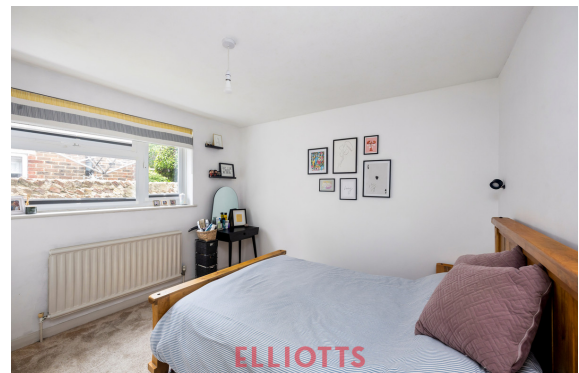


Discover this inviting ground floor garden flat, set within a handsome period building in the sought-after Highcroft Villas. Ideally located near Preston Park and Brighton stations, Seven Dials, Hove, and local green spaces, it offers an ideal blend of city convenience and peaceful surroundings.

Step into a spacious living room featuring high corniced ceilings, elegant wooden floorboards, and bespoke alcove storage with hidden power points—seamlessly combining period charm with modern functionality. Both bedrooms are doubles, with the main bedroom enjoying fitted wardrobes.

The well-appointed kitchen leads into a bright garden room/dining area—perfect as a flexible living space and offering easy access to the garden. The sunny south-facing garden is a real highlight, with a limestone sun terrace and low-maintenance artificial lawn—ideal for alfresco dining or relaxing.

Additional features include a stylish bathroom/WC, clever hallway storage, and gas central heating. This home offers a superb opportunity to enjoy Brighton's vibrant lifestyle.



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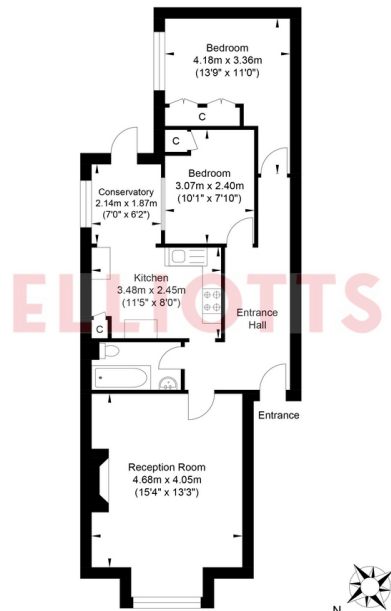
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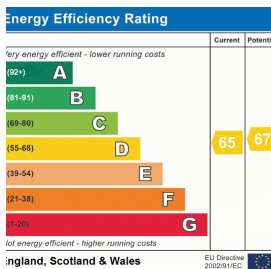
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## Highcroft Villas



Ground Floor  
Approximate Floor Area  
715.80 sq ft  
(66.50 sq m)

Approximate Gross Internal Area = 66.50 sq m / 715.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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