



52 Highcroft Villas, Brighton, BN1 5PT

£275,000 Leasehold

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.

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

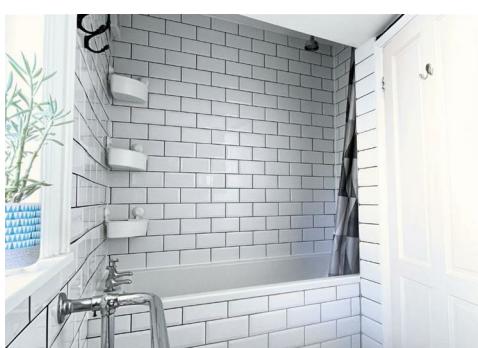
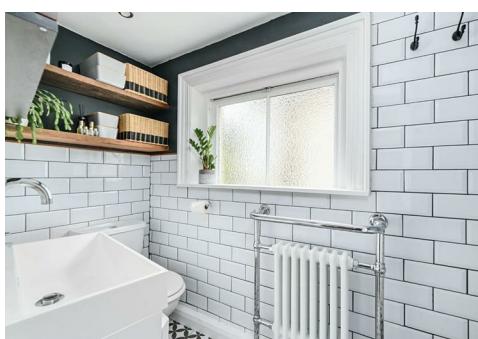
V4

About the area

Hightcroft 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.

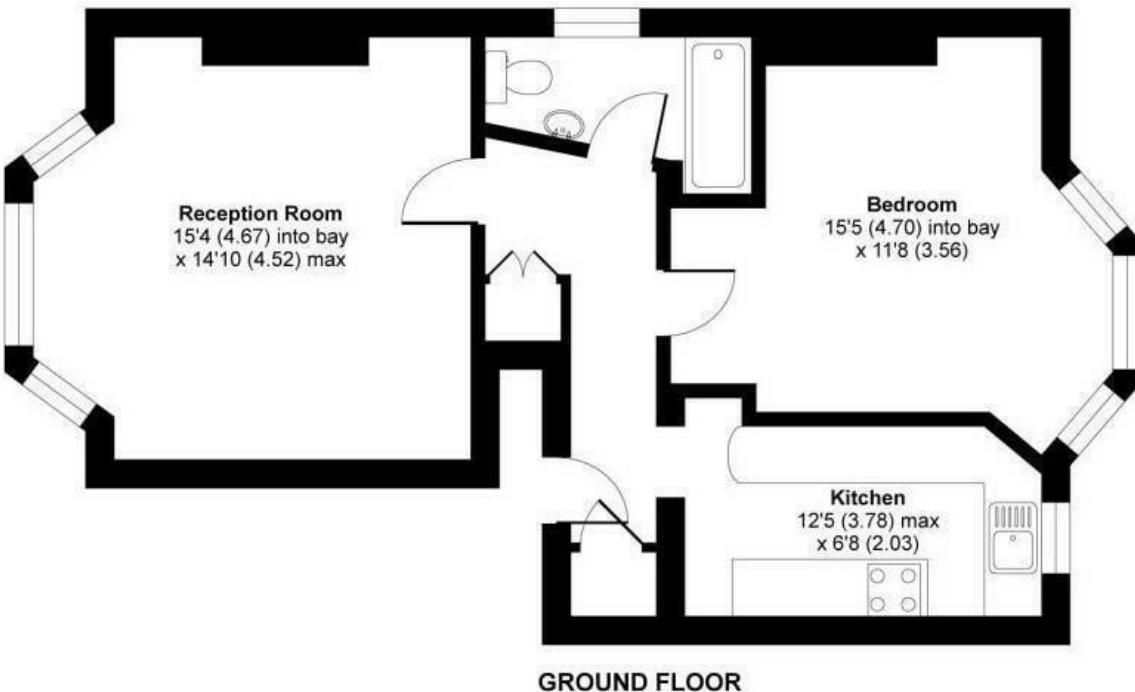
What the current owners say

"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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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,
Brighton,
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

