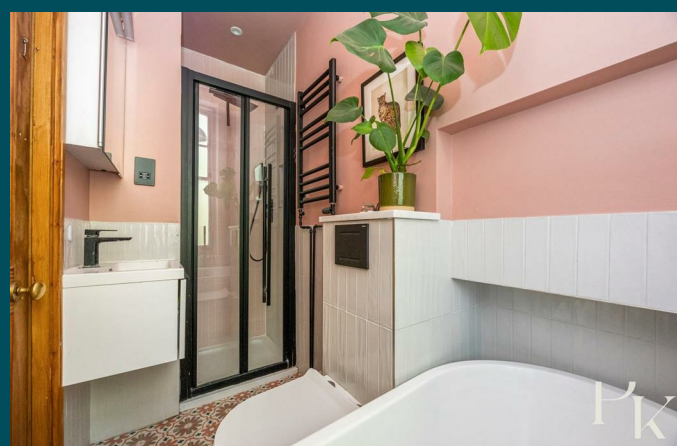




4 Highcroft Villas

Brighton, BN1 5PS

Asking price £525,000

Occupying the entire ground floor of an impressive detached Victorian villa, this beautifully presented two-bedroom garden apartment offers an exceptional combination of elegant period character, contemporary styling and an outstanding private rear garden measuring approximately 100ft in length. With a share of the freehold, a detached home office and a highly sought-after south-west facing aspect, this is a rare opportunity to acquire one of Preston Park's most desirable garden apartments.

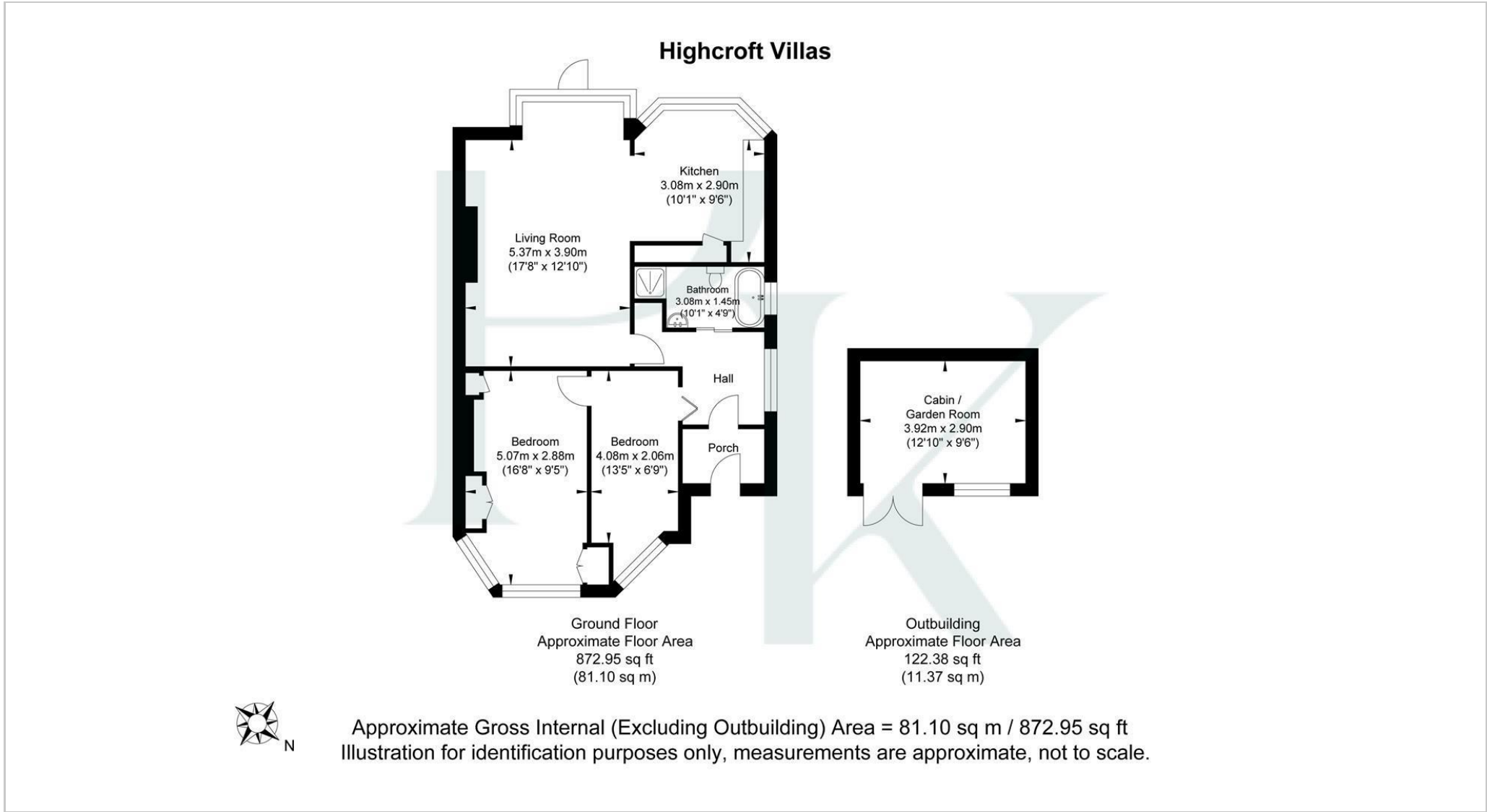
Approached via its own private entrance, the accommodation extends to approximately 873 sq ft (81.1 sq m) and is filled with natural light throughout. The elegant living room is a wonderful entertaining space, showcasing high ceilings, intricate cornicing, original fireplaces and beautiful bay windows, while French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

The kitchen has been thoughtfully modernised with sleek contemporary cabinetry, integrated appliances, generous worktop space and ample room for a dining table, all enjoying delightful views across the garden.

The property offers two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and glorious views towards the city skyline and the South Downs beyond. The second bedroom is ideal as a guest room, child's bedroom or home office and enjoys the same elevated outlook. A stylish family bathroom has been beautifully finished with contemporary fittings, patterned tiled flooring and a separate shower enclosure.

Without doubt, the standout feature of this wonderful home is the exceptional south-west facing rear garden. Extending to approximately 100ft, it offers an expansive lawn bordered by mature trees and established planting, creating a peaceful and private oasis rarely found so close to the city centre. A decked entertaining terrace and separate seating areas provide the perfect setting for outdoor dining, relaxing and hosting family and friends throughout the day, whilst the detached garden studio offers an ideal home office, creative workspace, gym or hobby room.

Further benefits include a share of the freehold, gas-fired central heating and a highly desirable location within easy reach of Preston Park, Seven Dials, Brighton Mainline Station and the city centre, making this a superb home for professionals, downsizers and families alike.



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		
(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	

Pearson
Keehan