

**Highcroft Villas, Brighton, BN1 5PT**  
Asking Price £275,000

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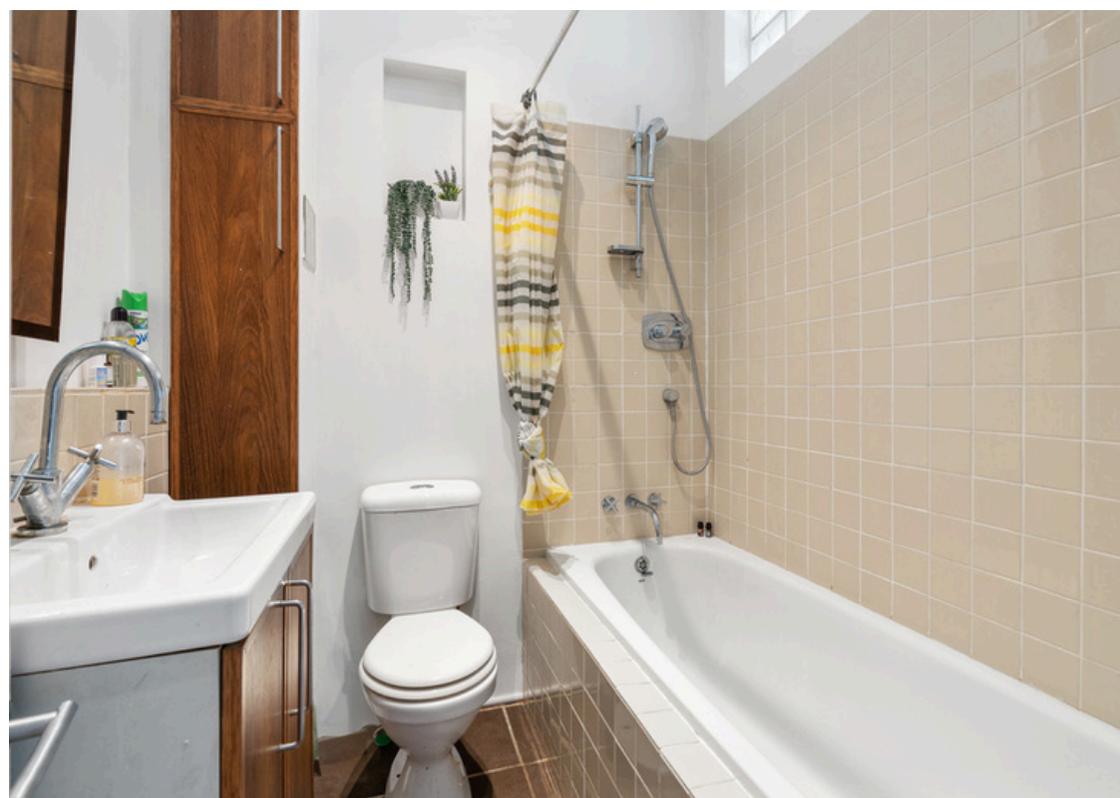
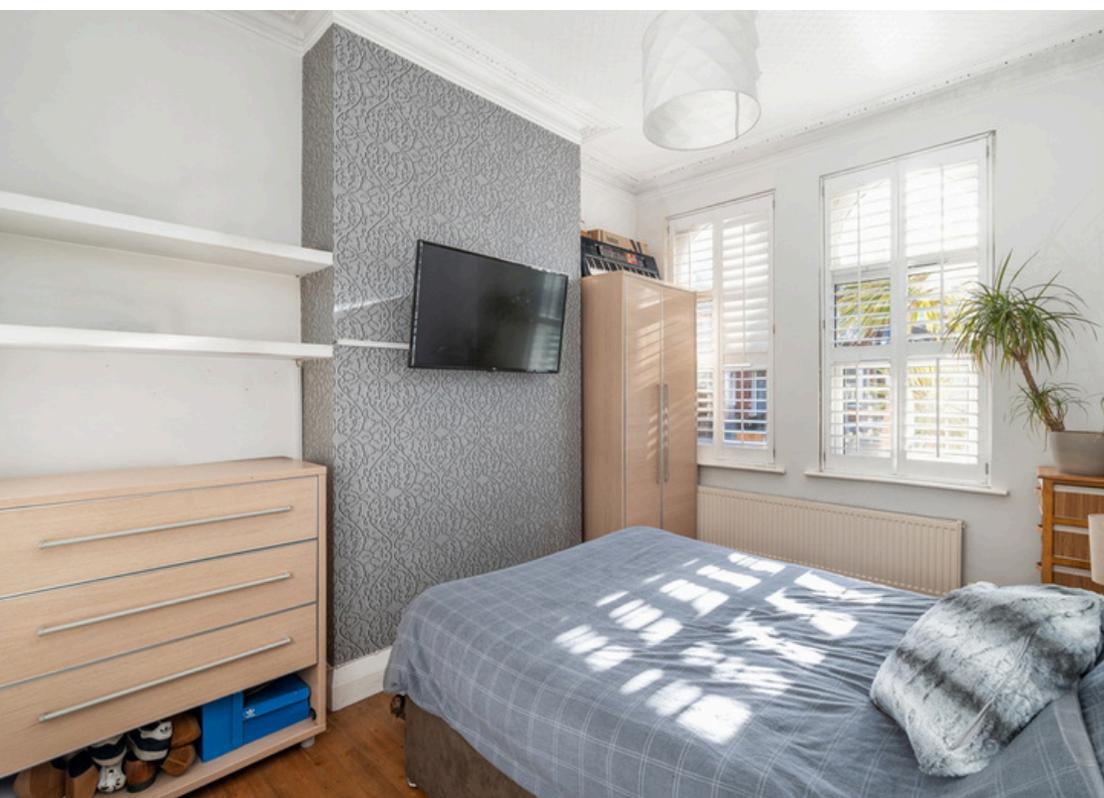
Very well presented ground floor garden flat forming part of an attractive end of terrace building moments from Dyke Road Park.

The flat is approached from the communal hallway, on the ground floor, with the flat door opening in to the hallway. To the front of the property is the generously sized double bedroom with wood flooring, original ornate cornice and two double glazed arched windows with plantation shutters. The lounge offers a high ceiling, wood flooring, double glazed window and door with access to the 'L' shaped garden. Off the lounge the modern dual aspect kitchen offers plenty of storage cupboards, tiled floor and very useful breakfast bar. The bathroom has a white suite comprising wash basin on vanity unit, WC, bath with fitted shower over and a borrowed light window.

The property is located on Highcroft Villas moments from Dyke Road. This excellent residential location affords easy access to local shops, parkland and access to the city centre and railway station. Tesco Express (0.1 miles), Shops, cafes and restaurants of Seven Dials (0.7 miles), Dyke Road Park with children's playground, cafe, open theatre and tennis courts (0.1 miles), Preston Park (0.4 miles), Preston Park Railway Station (0.5 miles), Brighton Railway Station (1 mile), Hove Railway Station (0.9 miles) Sainsburys Local (0.5 miles), seafront (1.4 miles). Dyke Road provides a good access route in to the city centre and out towards the A23 and A27, there is also an excellent bus service close by.

Note:

We understand from the vendor that the roof was overhauled and replaced recently and the works have been fully paid for and completed.



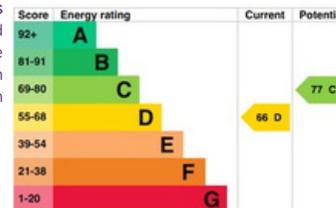


HIGHCROFT VILLAS, BRIGHTON, EAST SUSSEX, BN1 5PT  
 TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Agents Notes  
 Tenure Leasehold  
 Approx 109 years remaining on the lease  
 Service Charge £1,326 approx per annum  
 Ground Rent £150.00 approx per annum  
 Council Tax Band A

Energy Performance Certificate



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