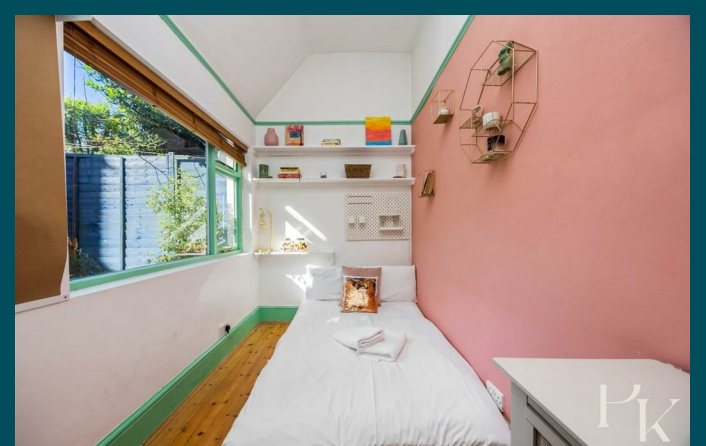
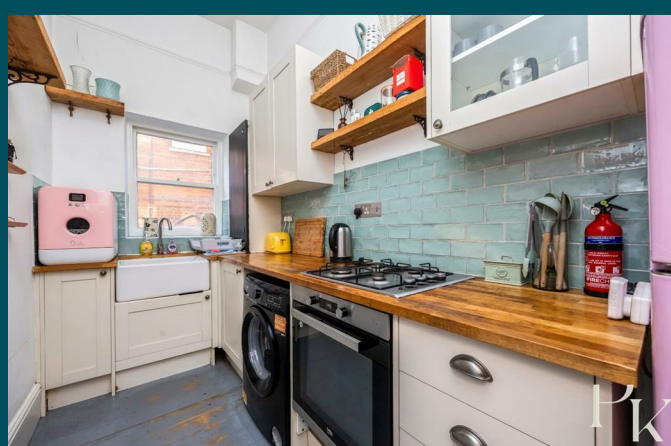
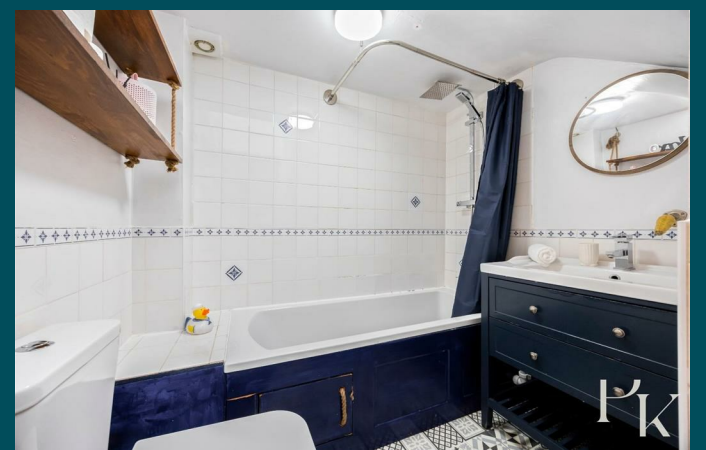




11 Highcroft Villas
Brighton, BN1 5PS



11 Highcroft Villas

Brighton, BN1 5PS

Guide price £325,000

Guide price £325,000 - £350,000

Character, charm and a private garden combine beautifully in this delightful two-bedroom chain free apartment, set within an attractive Victorian villa in a peaceful yet highly convenient Brighton location. Offering over 500 sq ft of well-arranged accommodation, the property enjoys a wonderful blend of period features, colourful interiors and direct access to a private outdoor space.

The spacious living and dining room forms the heart of the home, where high ceilings, stripped wooden floorboards and a striking cast-iron fireplace create a warm and inviting atmosphere. French doors open directly onto the private rear garden, seamlessly connecting indoor and outdoor living and providing the perfect setting for entertaining, relaxing or enjoying a morning coffee in the sunshine.

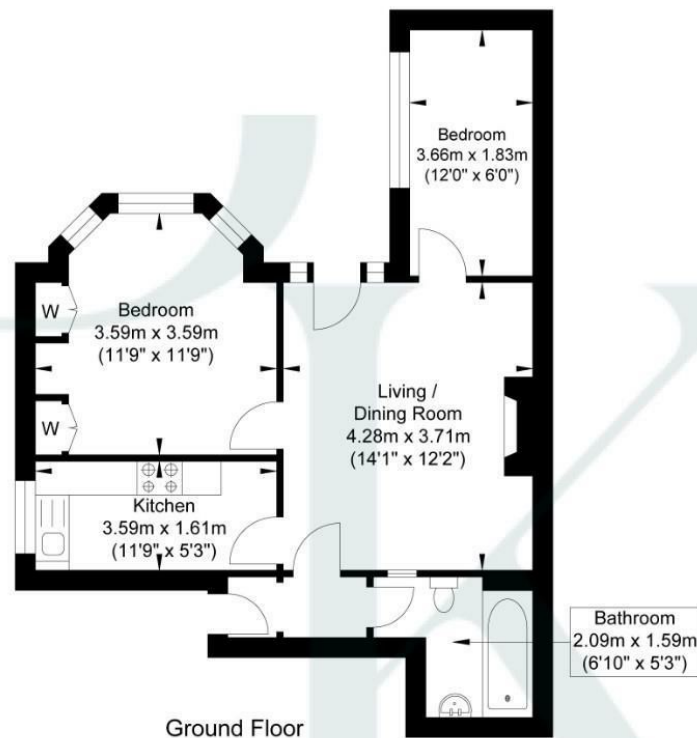
The principal bedroom is a generous double room, beautifully enhanced by a bay window and an extensive range of fitted wardrobes, while the second bedroom offers excellent flexibility as a guest room, nursery or home office. The separate kitchen has been thoughtfully updated with shaker-style cabinetry, solid wood worktops and attractive tiled splashbacks, creating a practical and stylish space for everyday living. A modern bathroom completes the accommodation.

Outside, the private rear garden provides a rare and valuable addition, offering a secluded outdoor retreat with decking and space for seating, planting and summer dining.

Highcroft Villas is a sought-after residential address, ideally positioned for easy access to Brighton Station, Preston Park and the city centre. A fantastic selection of independent cafés, restaurants, shops and green spaces can all be found nearby, making this an ideal home for first-time buyers, downsizers or investors seeking a characterful property in a well-connected location.



Highcroft Villas



Approximate Gross Internal Area = 47.28 sq m / 508.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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