



## 10 Highcroft Villas

Brighton, BN1 5PZ

Asking Price £130,000

Set on the top floor, this studio flat has been cleverly designed to make the most of its space and natural light. The main living area doubles as a lounge and bedroom, providing a flexible, airy environment. The separate kitchen offers practical workspace for everyday cooking, while the contemporary shower room adds a sleek, modern touch. With the added benefit of a share of freehold, this property presents a smart, low-maintenance option in a sought-after location, perfect for those entering the property market or looking for a compact city base.

- Share of Freehold
- Top Floor Studio
- 0.5 Miles From Preston Park Station
- Long Lease - 963 Yrs Remaining
- Nice Views
- Perfect First Time Purchase or Investment
- Central Location

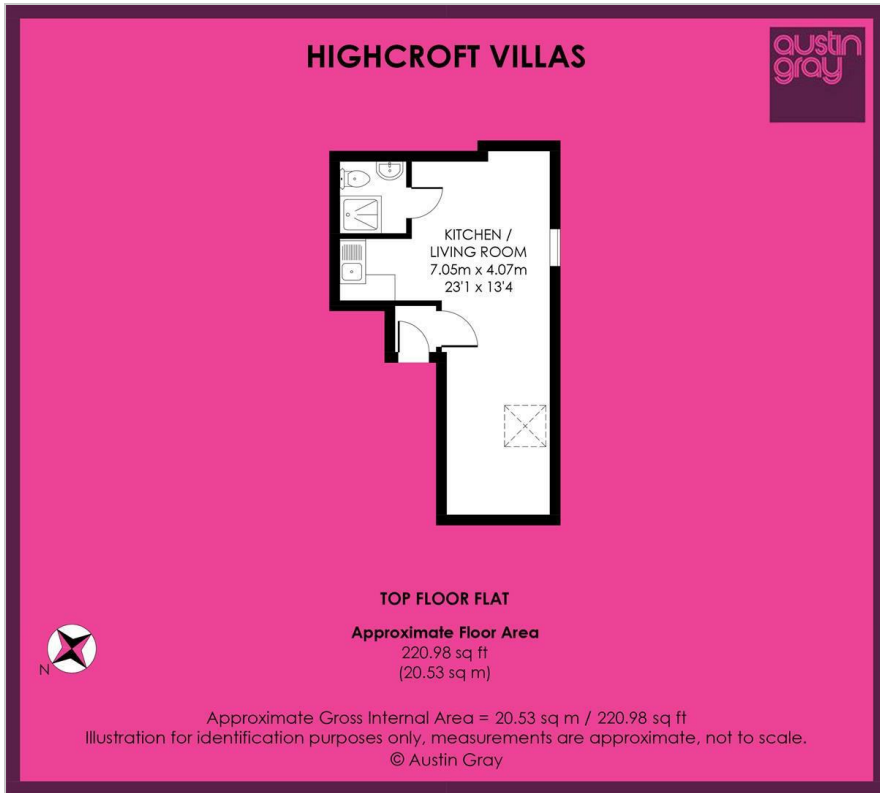
### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.



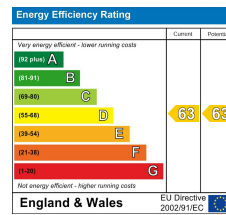
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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