



Ground Floor Flat 72 Highdown Road

Hove BN3 6ED

Asking Price Of £475,000

- TWO DOUBLE BEDROOMS
- PRESENTED IN EXCELLENT ORDER
- SPACIOUS BATHROOM
- MODERN KITCHEN
- LIVING ROOM
- RETENTION OF PERIOD FEATURES
- SOUTH FACING GARDEN
- NO ONWARD CHAIN

A beautifully presented ground floor apartment forming part of an attractive period building, ideally positioned in the highly sought-after Seven Dials district of Brighton. This charming home is offered in excellent decorative order throughout and retains a wealth of original features, perfectly balanced with modern living.

The accommodation is well proportioned and thoughtfully arranged, comprising a bright and inviting reception room with high ceilings and period detailing, creating a wonderful sense of space and character. The modern fitted kitchen is well equipped with a range of contemporary units and integrated appliances, offering both style and practicality.

There are two generously sized double bedrooms, both tastefully decorated and benefiting from good natural light. The sleek, modern bathroom has been finished to a high standard, featuring quality fixtures and fittings.

A particular feature of the property is the private south facing patio garden, providing an ideal space for outdoor dining, entertaining, or simply relaxing in the sun.

Further benefits include a share of freehold and the advantage of no onward chain.

Situated within easy reach of Brighton mainline station, the vibrant city centre, and an array of independent shops, cafés, and amenities in Seven Dials, this superb apartment offers convenience alongside a desirable lifestyle in one of Brighton's most popular locations.

ENTRANCE HALL Exposed floorboards.

KITCHEN Incorporating 1 1/2 bowl stainless steel sink, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, Range cooker, space for washing machine and fridge/freezer, integrated dishwasher, radiator, tiled splashback, UPVC double glazed sash window, door to garden.

LIVING ROOM Feature fireplace with tiled insert and timber mantle over, fitted cupboards and shelving in alcoves, UPVC double glazed bay window, exposed floorboards, coving, radiator.

BEDROOM 1 Two fitted double wardrobes, feature fireplace with marble surround, exposed wooden floor, radiator, UPVC double glazed window, coving.

BEDROOM 2 UPVC double glazed window, radiator, exposed wooden floor.

BATHROOM Comprising tiled panelled bath, separate walk in shower, sink with drawers under, low level w.c, heated towel rail, window, tiled walls and floor.

OUTSIDE

SOUTH FACING GARDEN

OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE - On an adhoc basis.

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

HIGHDOWN ROAD
HOVE



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M Moving Points
 S Storage Cupboard
 W Washbasin
 G Garden Shrouded for Display
 SK Skylight
 CH Ceiling Height
 T Hot Water Tank
 FF Integrated Fridge/Freezer
 HH HeadHeight Below 1.5M
 B Boiler

Certified Property Measure
 BESPOKE
 PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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