



Highcroft Villas, Brighton, BN1 5PT
Asking Price £255,000

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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.

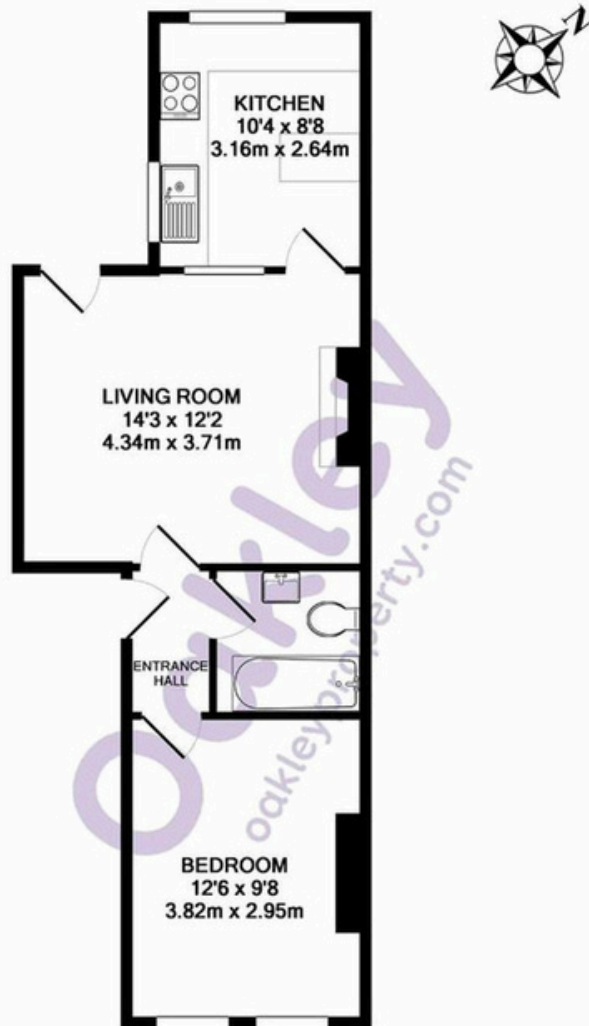
The flat is approached from the communal hallway, on the ground floor, with the flat door opening in to the hallway. To the front of the property is the generously sized double bedroom with wood flooring, original ornate cornice and two double glazed arched windows with plantation shutters. The lounge 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.)

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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