

Sawyer&Co.  
sales & lettings

## North Lodge Highcroft Villas

Brighton

Guide Price **£1,000,000**





Tucked away at the junction of Highcroft Villas and Millers Road, North Lodge is a TRULY UNIQUE THREE BEDROOM COUNTRY STYLE DETACHED HOME : SOLD WITH NO ONWARD CHAIN, this FORMER VICTORIAN LODGE HOUSE is set in generous WRAPAROUND GARDENS, offering the feel of A SECLUDED COUNTRY RETREAT with DRIVEWAY & OFF STREET PARKING and potential for HOME OFFICE STUDIO ACCOMMODATION, yet within easy walking distance of Seven Dials and its amenities, close to both Brighton and Preston Park station providing an easy 50 min commute to London.

### **A rare piece of Brighton's Victorian heritage**

Originally part of the historic Highcroft estate, North Lodge dates from the late 19th century and was once alongside the grand red-brick villa of Highcroft House, the South Lodge and wrapped in an orchard that framed the grounds. Today, it stands as a rare survivor of that period: a characterful detached lodge that boasts all the charm and features of a typical country home.

Set well back from the road, North Lodge has its own driveway and mature planting and the house is almost hidden from view. The approach immediately feels different from other Brighton homes – more like arriving at a rural cottage than a property, minutes from central Brighton.

### **Characterful living spaces**

Inside, North Lodge blends period character with warm, relaxed, country-style living.

- An intricate cast-iron spiral staircase winds between floors; a striking architectural feature and reminder of its period origins.







- The three bedrooms upstairs are well-proportioned and filled with natural light, offering calm, comfortable spaces away from the main living areas.
- The bathroom includes a beautiful roll-top bath
- Exposed wooden floors fit the house's famous character

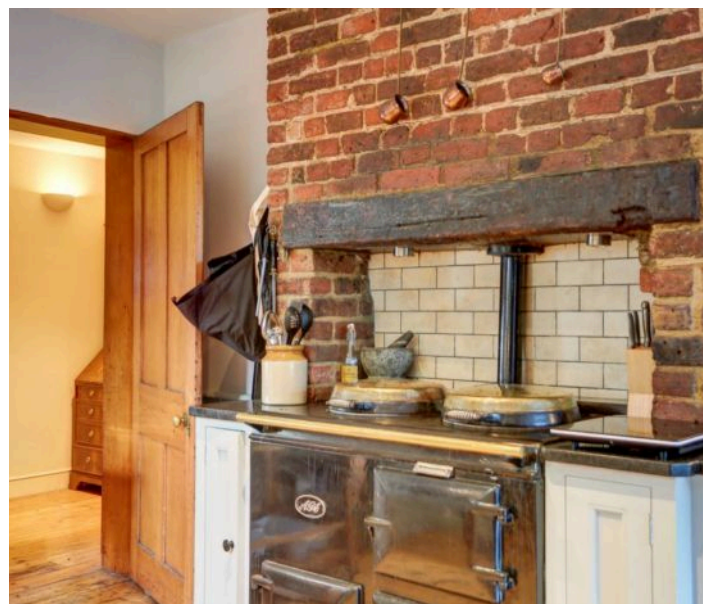
On the ground floor, the living spaces combine a private cosy snug next to a large kitchen-diner providing a sunny communal living space for family life and entertaining:

- The kitchen boasts farmhouse appeal, with exposed beams, wooden floors, granite worktops and a traditional gas fired four oven Aga - the "heart of the home" providing charm, consistent warmth, superior cooking facilities, and a social focal point.
- This blends with a generous dining area that links the kitchen and garden, through French doors that lead onto the garden to a lovely patio area offering both indoor or outdoor dining facilities on summer evenings.
- The cosy lounge centres around a wood-burning fireplace, providing a snug retreat for winter evenings.

#### **Gardens, studio and scope for homeworking**

One of North Lodge's standout features is its outside space. The house sits in an unusually large, wraparound garden with space at the front and rear for outside dining, entertaining or children's play.

- The driveway provides parking for multiple vehicles and enhances the sense of privacy from the road.
- A studio and large shed offer the potential for a garden workshop or storage as well as an entirely separate garden office, atelier, hobby space or self-contained pod for additional accommodation or home working.







A country style home in central Brighton with a 50min - 1hr commute to London North Lodge is exceptionally well located, close to the Seven Dials with its cafés, restaurants, independent shops and everyday amenities, around a ten-minute walk away. Brighton's seafront and city centre, including Churchill Square and the North Laine/South Lanes providing shopping, entertainment and nightlife. Dyke Road Park, with sea views, tennis courts, children's playground and open-air theatre, with green space, a museum and leisure facilities close by. Both Brighton and Preston Park stations lie within approximately a mile, offering convenient mainline links for commuters. An 18th-century tavern just a couple of minutes' walk away provides a traditional pub with great food on the doorstep.

**Tenure:** Freehold

**Council Tax:** Band D (2025/26 charge £2,455.79pa)

**Parking:** Zone Q, with private driveway parking at the property  
EPC: D

**Broadband & mobile:** Prospective buyers should check coverage via the Ofcom checker.

**Planning:** Any extension or development would be subject to the usual planning permissions and building regulations; buyers should make enquiries with the local authority.

**North Lodge offers a rare chance to own a genuine piece of Brighton's Victorian story: a detached lodge house with generous gardens, privacy and scope, all within walking distance of the city's best-loved neighbourhoods and transport links. It is a home that will appeal to buyers seeking something genuinely individual – a country house feel, right in the middle of Brighton and with easy access to London on the train or M23.**

This information has been provided by the seller. Please obtain verification via your legal representative.







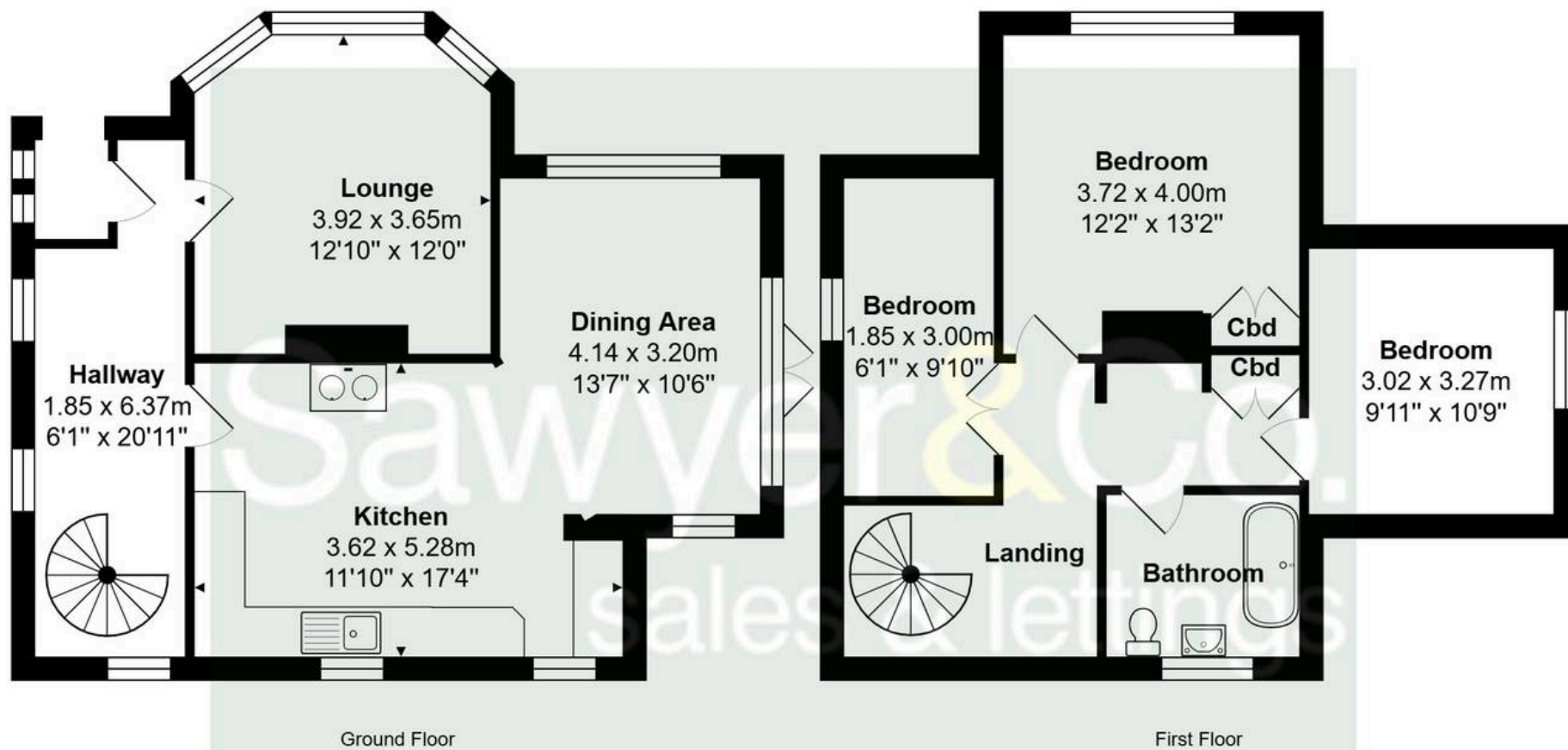












Total Area: 106.3 m<sup>2</sup> ... 1144 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.