



4 Highcroft Mews Highcroft Villas
Brighton, BN1 5PT



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Guide price £700,000

** GUIDE PRICE £700,000 - £750,000 **

SOUTH FACING GARDEN | GARAGE | OFF ROAD PARKING SPACE | NO ONWARD CHAIN

Tucked away within a peaceful, private gated mews in Highcroft Villas, this stylish four-bedroom home offers the perfect blend of modern living, versatile accommodation, and a superb location. Just moments from Dyke Road Park and within easy reach of Seven Dials, and Brighton Station, it's ideally positioned for families and professionals alike.

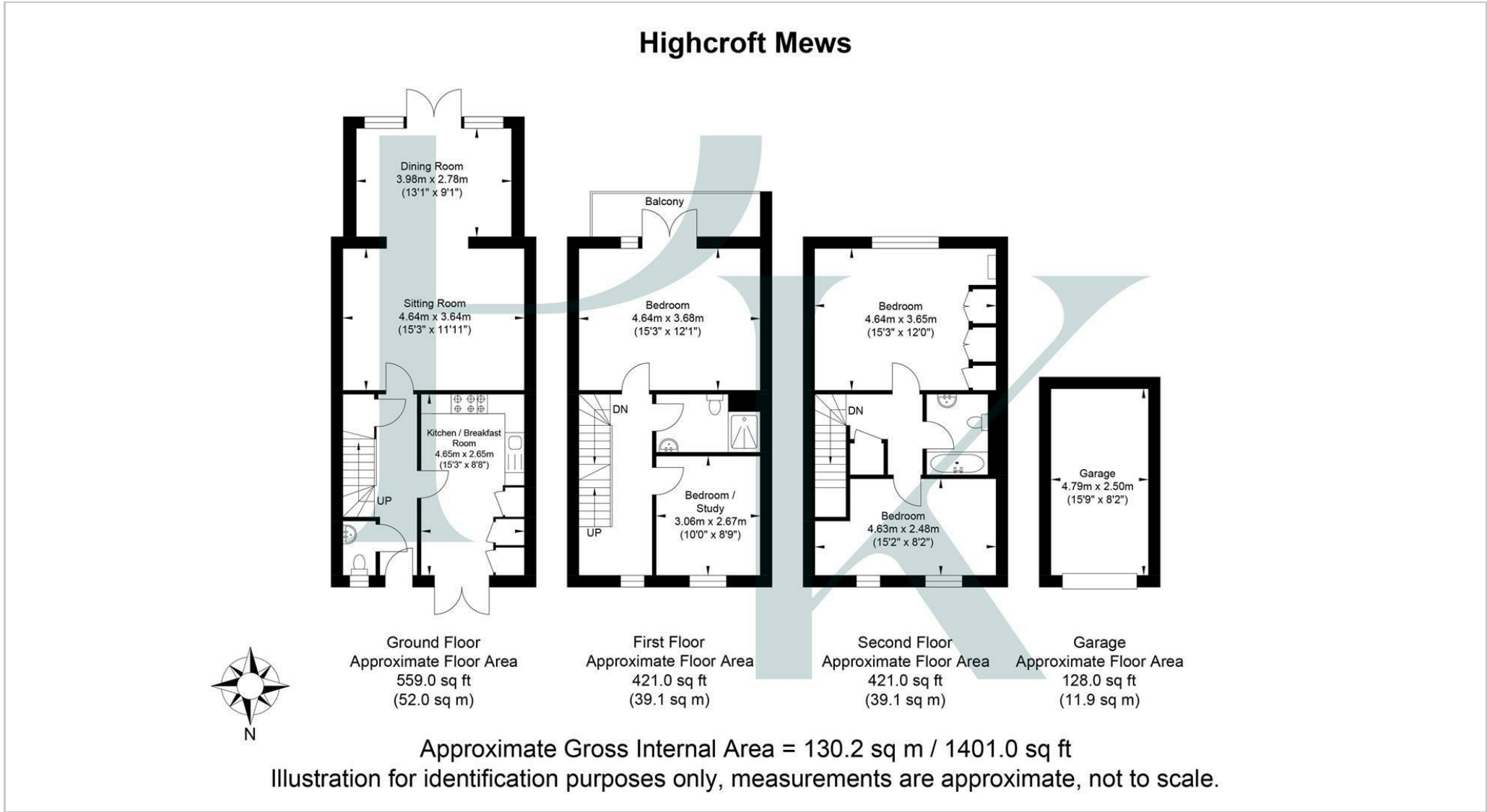
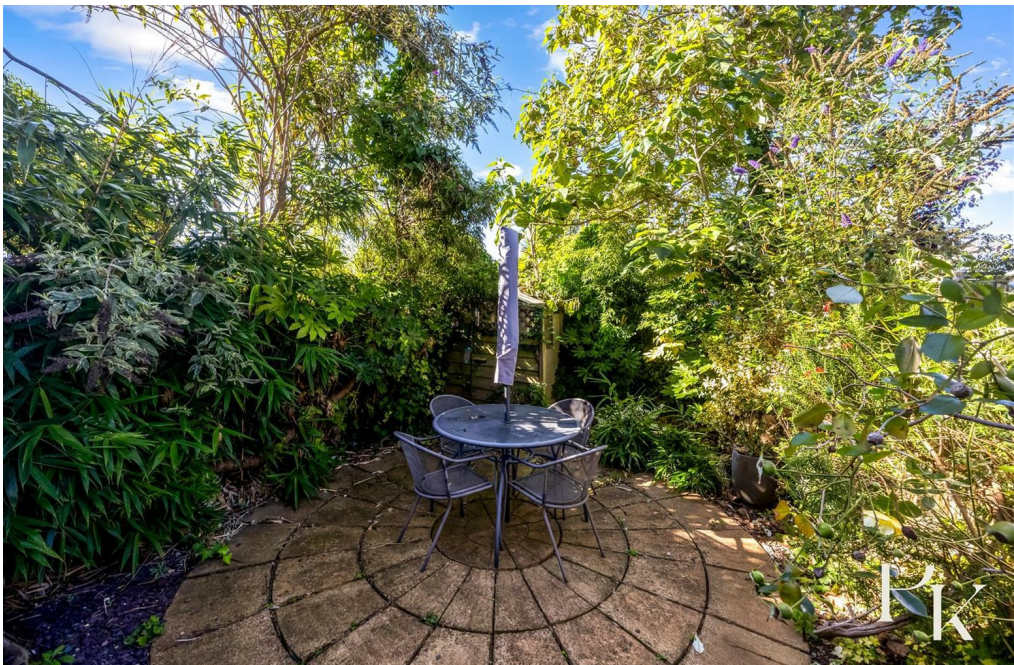
Spread across three well-balanced floors, the property has been thoughtfully designed to maximise space and natural light throughout. On the ground floor, a contemporary kitchen/breakfast room features sleek cabinetry, integrated appliances, and direct access to the front courtyard. To the rear, an open-plan living and dining area provides the perfect space for entertaining, with doors opening directly onto a private south facing, rear garden. Completing the ground level is a WC.

Upstairs, the first floor hosts a generous principal bedroom complete with a south facing balcony and tranquil garden views, alongside a second bedroom/study and a modern family shower room. The second floor offers two further double bedrooms and a stylish bathroom, creating flexible accommodation for families, guests, or home-working.

Outside, the property benefits from a garage and off-road parking, which are rare finds in this part of Brighton!

The location is one of the property's strongest assets. Highcroft Mews is a quiet and desirable residential area, just a short stroll from Dyke Road Park and the vibrant Seven Dials community, where you'll find independent cafés, boutique shops, and popular restaurants. Brighton Station is less than a mile away, making it ideal for commuters, while the seafront and city centre are also within easy reach.

The property falls within the catchment area for some of Brighton's most highly regarded schools, including Balfour Primary, Dorothy Stringer, and Varndean, with sixth-form options at Varndean College and BHASVIC nearby. Homes within this catchment are always in high demand due to the quality of education and proximity to Brighton's best amenities, making this property an excellent choice for families.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	87
(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