



# *Highcroft Villas*

BN1 5PS, Brighton

mishons





### Stylish Victorian Apartment with South-Facing Garden & Garden Office – Prime Brighton Location

Just a 10-minute stroll to Preston Park Station and 15 minutes from the vibrant Seven Dials, this beautifully presented ground-floor Victorian apartment combines period charm with modern convenience. Featuring a private, south-facing garden and a brand-new garden office, it's the perfect blend of work-life balance and city living.

#### Property Highlights

As you approach, the property immediately impresses with its classic Victorian façade. Inside, high ceilings and large windows fill the space with natural light, creating an airy, welcoming atmosphere. A well insulated interior provides quiet and ample heating makes for comfort all year round. The spacious living room at the front of the apartment boasts a charming bay window—ideal for soaking up the sunlight and easily accommodates two generous sofas, making it perfect for relaxing or entertaining.

Further down the hall, the generously sized bedroom continues the bright and open theme, with a large south-facing window and soaring ceilings. There's ample space for storage, ensuring a clutter-free retreat. The kitchen is one of the standout features of this home. Larger than typically found in similar properties, it offers extensive worktops and an abundance of cupboard space—ideal for both daily use and entertaining. The modern bathroom, located at the rear, includes a full-sized bath with shower and a cleverly concealed utility cupboard, minimizing noise in your living spaces.

#### Garden & Office

Step outside into a truly exceptional south-facing garden—an ideal haven for outdoor entertaining or simply enjoying the sunshine. At the far end, a newly built garden office provides a perfect solution for remote work, a creative studio, or personal retreat.

#### Location

Highcroft Villas is nestled in one of Brighton's most sought-after locations. Enjoy easy access to Preston Park and the lively Seven Dials area, both just a short walk away. Preston Park Station is within a 10-minute walk and offers direct trains to London and Brighton, making commuting a breeze. The city centre, seafront, and all of Brighton & Hove's attractions are easily accessible on foot.

#### Additional Benefits

- Long lease for peace of mind
- Superb location with excellent transport links
- Ideal for first-time buyers, professionals, or downsizers

➡ **Guide Price** £395,000

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TOTAL FLOOR AREA:

718 sq. ft. (67 sq. m.) approx

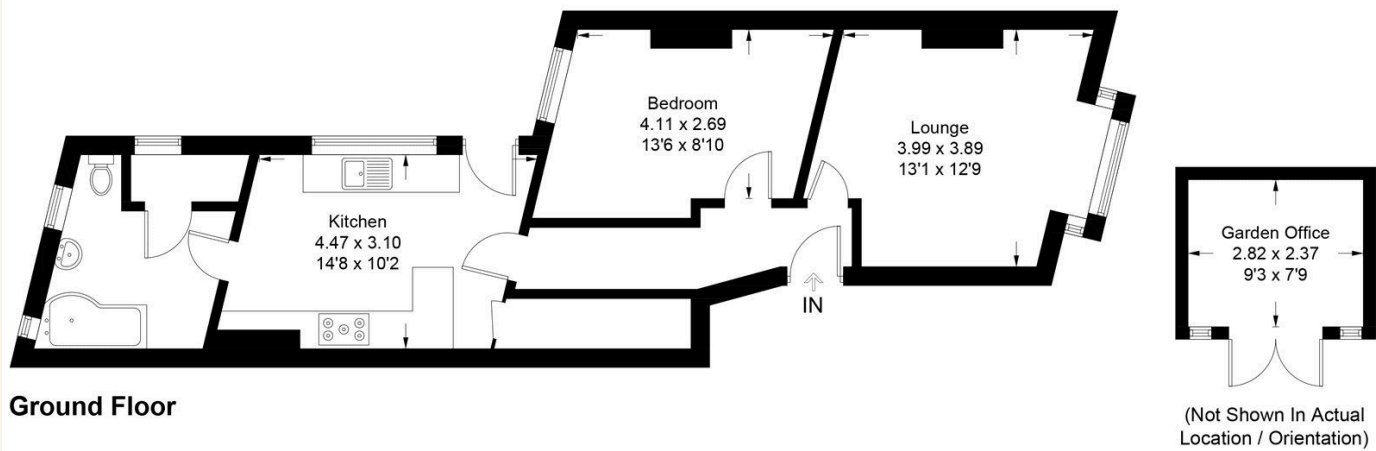


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204630)







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