



# *Highcroft Villas*

BN1 5PS

mishons



Positioned between Prestonville and Preston, this two bedroom apartment occupies an elevated setting with far reaching views across Preston Park. The space has been thoughtfully arranged to balance openness with character, creating a home that feels both considered and quietly distinctive.

Entry is via a private landing, offering a practical sense of separation along with additional storage. From here, the apartment unfolds into a generous open plan living environment where light, volume and texture work in harmony.

The kitchen is deliberately understated yet refined, with light toned cabinetry set against darker work surfaces and tiled splashbacks. Integrated appliances and subtle under unit lighting maintain clean lines, while a central breakfast bar with inset hob creates a natural point for gathering, whether for day to day living or hosting.

The living space extends into a dual aspect room of notable proportions, where natural light moves throughout the day. An exposed brick wall and log burner introduce warmth and depth, complemented by discreet ceiling lighting and integrated eaves storage. A Velux Juliet balcony opens outward, framing uninterrupted park views and softening the boundary between inside and out.

The bathroom sits centrally within the plan, finished with full tiling and a calm, functional palette, including a bath with overhead shower, glass screen, heated towel rail and vanity basin.

To the rear, two well proportioned double bedrooms provide a quieter retreat. The principal room includes a contemporary en suite with walk in shower, maintaining the same clean, considered finish found throughout.

Overall, the apartment offers a balanced combination of scale, character and outlook, set within easy reach of Brighton's centre, yet with a sense of elevation and calm that feels distinctly removed.

➤ *Guide Price*    £375,000 - £400,000

2



1



2



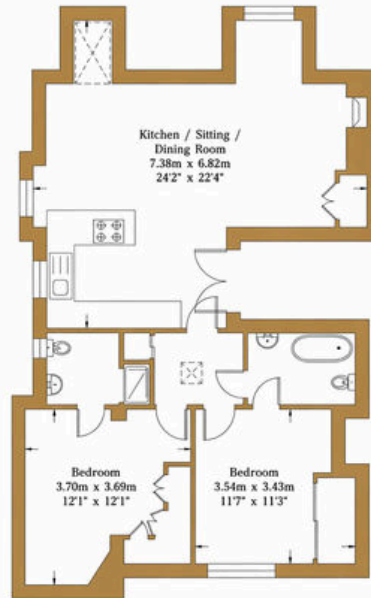
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TOTAL FLOOR AREA:  
778.44 sq. ft. (72.32 sq. m.) approx

## Highcroft Villas

Approx. Gross Internal Area:- 72.32 sq.m. 778.44 sq.ft.



Second Floor  
Approximate Floor Area  
778.44 sq ft





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