

Highcroft Villas, Brighton

Offers In Excess of £180,000



- An Extremely Spacious Lower GF Studio Flat
- Bay Fronted Studio Room With Modern Fitted Kitchen
- Newly Refitted Bathroom
- Large Sunny Front Garden
- Share Of Freehold & No Onward Chain
- Close To Preston Park & Station

Highcroft Villas, Brighton, BN1 5PS



Larger than a lot of one bedroom properties, this spacious lower ground converted studio flat will make a lovely first home, reliable buy to let investment or a wonderful second / holiday property near the sea! Located in the highly sought after Port Hall area of Brighton, you have Preston Park mainline railway station within close proximity for anyone who commutes as well as easy access to the main roads in & out of town.

The property is in fantastic order throughout with neutral décor, high ceilings and magnificent floor to ceiling sash windows flooding the studio room with natural light. Accommodation comprises of entrance hall, newly refitted bathroom suite and a bright, airy studio room overlooking your front garden. Within the studio room is a modern fitted kitchen area with fitted high gloss units and appliances including gas hob, washing machine and a brand new oven & fridge / freezer.

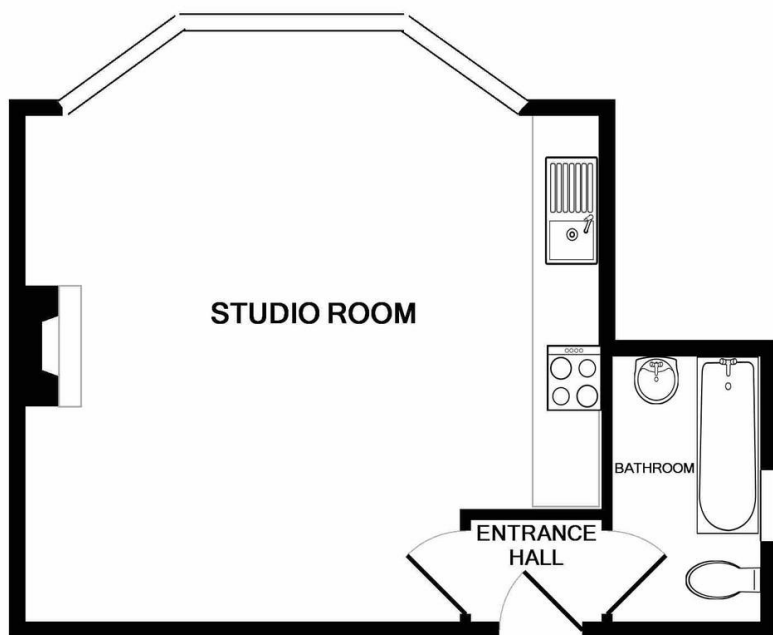
To the outside of the flat is your fabulous private sunny front garden. You have a large lawned area and a lower courtyard area as well as a shared storage room. From the garden you have some super views over the City and other properties in the road have changed one side into off road parking so that is an exciting possibility! Living here would certainly be exciting as the bright lights & entertainment of the City centre are just a short walk or bus ride away!



Picture this...

What a charming property to come home to after a long day! You'll be amazed at how peaceful & tranquil it feels upon stepping through your front door making it the perfect place to relax and unwind.

Alternatively, if you're feeling more adventurous then why not hop on a bus into town and take in that cosmopolitan atmosphere & entertainment that Brighton is so famous for!



TOTAL APPROX. FLOOR AREA 336 SQ.FT. (31.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

NEWLY REFITTED BATHROOM
8' 4" x 4' 8" (2.54m x 1.42m)

BAY FRONTED STUDIO ROOM &
KITCHEN
17' 5" x 17' 2" (5.31m x 5.23m)

OUTSIDE

LARGE SUNNY PRIVATE FRONT
GARDEN

SHARED STORAGE ROOM

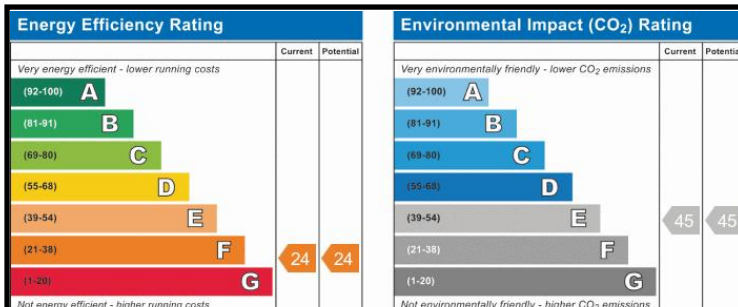




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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