



# Flat 14, Park View 7-8 Highcroft Villas

Brighton, BN1 5PS

**Asking price £220,000**

Set within an elevated position in one of Brighton's most sought-after residential areas, this bright and spacious one-bedroom apartment enjoys a peaceful setting with open views and a desirable south/west-facing balcony.

Situated on the third floor of a well-maintained purpose-built block with a passenger lift, it offers easy access to both Seven Dials and Preston Park station, perfect for commuters or first-time buyers alike.

Inside, the accommodation spans approximately 45.9 sqm (494 sqft) and is arranged to maximise natural light and space. The large living room provides ample space for both lounging and dining, with double doors opening onto a private balcony that captures the afternoon sun.

The kitchen is fitted with contemporary units, wood-effect worktops, and enjoys leafy outlooks across Brighton. The double bedroom is well-proportioned and benefits from a peaceful rear aspect, while the bathroom features modern tiling and a white suite with shower over bath.

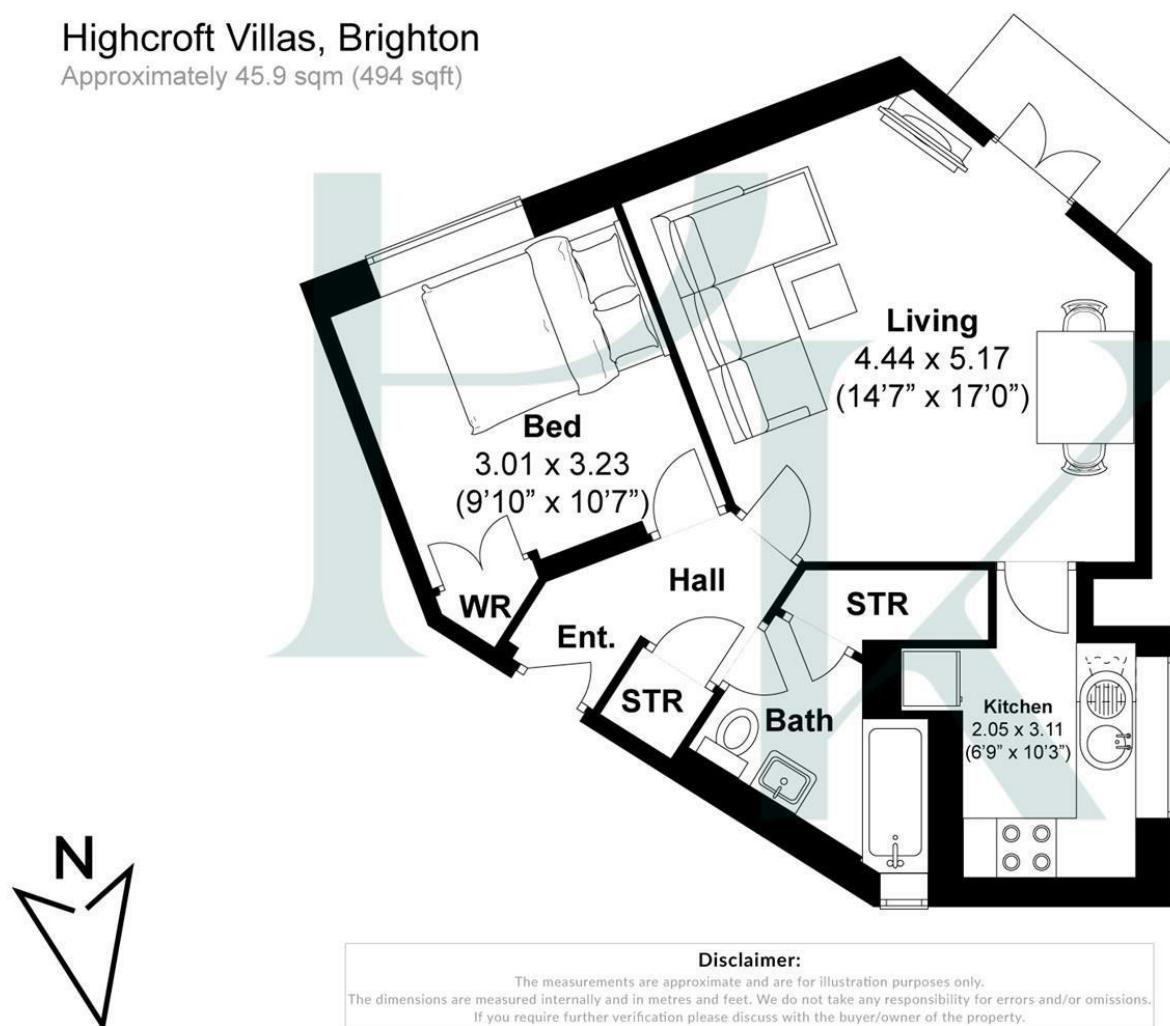
Additional highlights include gas central heating, double glazing, and two useful storage cupboards off the hallway. The building itself is well managed and features a passenger lift.

Conveniently located within walking distance of Preston Park Station, and the vibrant cafés and shops of Seven Dials, this apartment offers an ideal combination of comfort, convenience, and lifestyle appeal! Offered for sale with a long lease and no onward chain.



## Highcroft Villas, Brighton

Approximately 45.9 sqm (494 sqft)



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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