



54 Highdown Road

Hove, BN3 6ED

Offers in excess of £325,000

Perfectly placed just moments from Seven Dials, one of Brighton & Hove's most vibrant and desirable neighbourhoods, this elegant two-bedroom apartment offers a wonderful blend of period character and modern style. Set on the first floor of a handsome Edwardian building, the home extends to around 740 sq ft and is filled with natural light throughout.

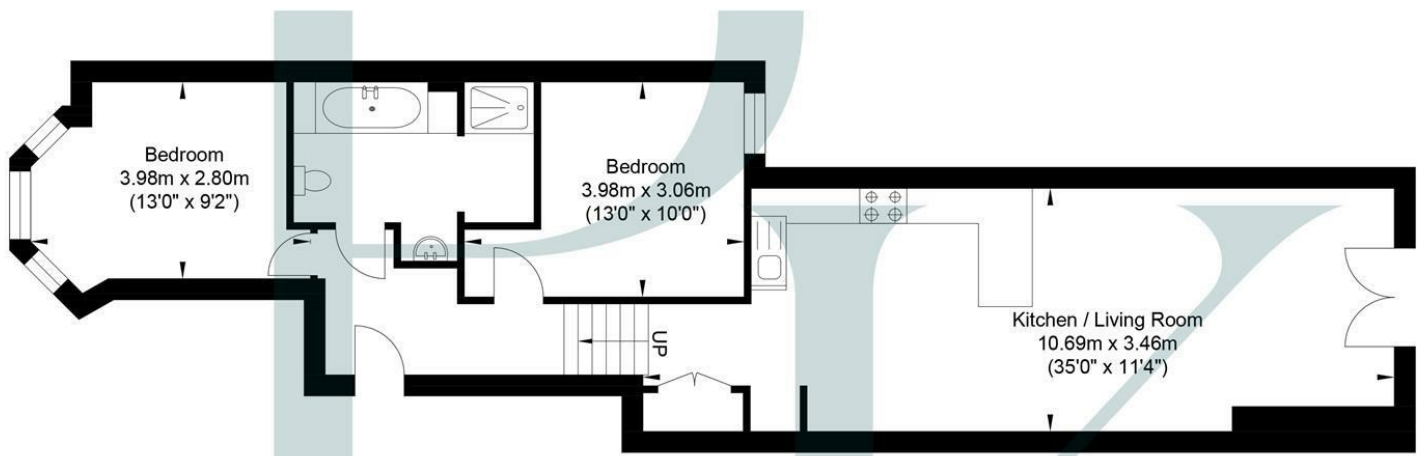
At its heart is a beautifully proportioned open-plan kitchen and living space, running the full depth of the property and finished with wooden floors, contemporary cabinetry and a striking tiled splashback. French doors open onto a Juliet balcony with leafy outlooks, creating a bright and welcoming atmosphere ideal for both relaxing and entertaining.

To the front of the home lies a charming bay-fronted double bedroom, while a second generously sized double room offers versatility as a principal bedroom, guest room or home office. The bathroom has been stylishly designed with both a bath and a separate walk-in shower, adding to the property's practicality.

Highdown Road itself enjoys an enviable location, with Seven Dials' independent cafés, bakeries and boutiques on the doorstep. Brighton Station is less than half a mile away, the seafront and city centre are within easy reach, and green open spaces such as St Ann's Well Gardens and Hove Recreation Ground are close by. Families are well served by a choice of highly regarded schools including Stanford Infant and Junior, Balfour Primary, Cardinal Newman and BHASVIC.



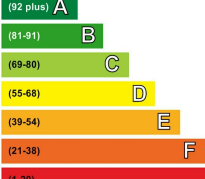

Highdown Road



First Floor
Approximate Floor Area
742.70 sq ft
(69.0 sq m)



Approximate Gross Internal Area = 69.0sq m / 742.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
		74	81
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