



3 Highcroft Mews Highcroft Villas

Brighton, BN1 5PT

Guide price £700,000

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This beautifully presented four bedroom townhouse offers spacious and versatile family accommodation arranged over three floors, extending to approximately 1,363 sq ft, with the additional benefit of off street parking and a separate garage.

The ground floor opens into a welcoming entrance hallway with a convenient WC. To the front is a well appointed modern kitchen featuring sleek gloss cabinetry, integrated appliances and a substantial range style cooker.

To the rear, the generous living room provides an excellent space for everyday family life, flowing seamlessly through to the dining area. This bright extension to the living space enjoys an abundance of natural light and direct access onto the rear garden.

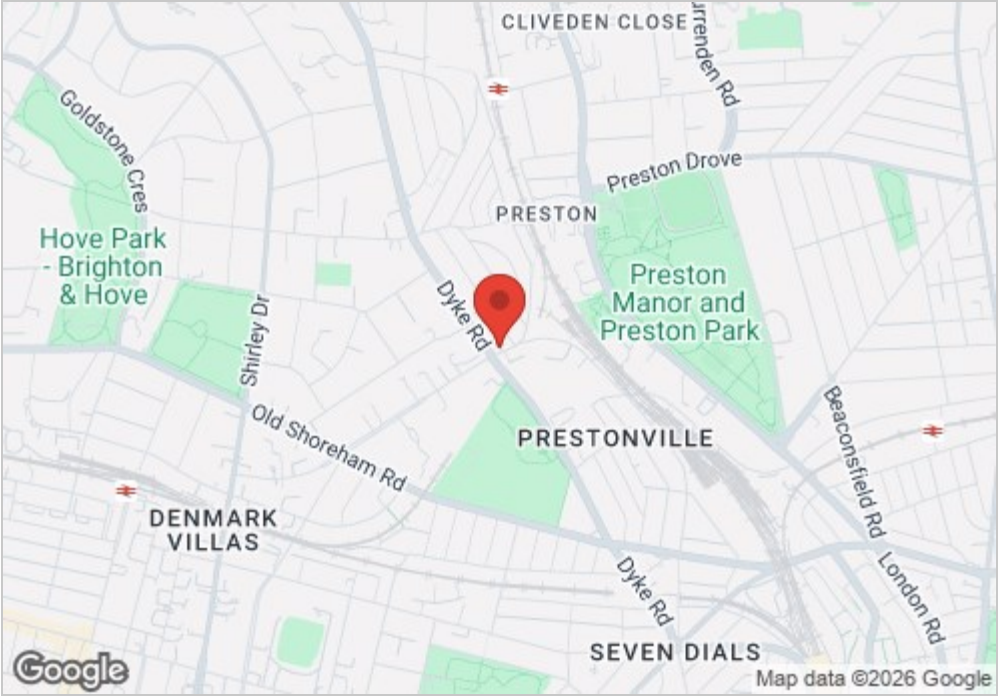
The private rear garden offers a combination of paved seating and lawned areas, surrounded by established planting and providing an attractive and manageable outside space.

The first floor is home to two bedrooms, including an impressive principal bedroom spanning the width of the property and benefiting from its own en suite shower room. The second bedroom is currently fitted out as a superb dressing room with extensive bespoke style storage, although it could easily be returned to use as a bedroom if required.

Two further bedrooms can be found on the top floor, including another particularly generous double bedroom, alongside the family bathroom. The arrangement across three floors provides excellent flexibility for families, guests or those requiring dedicated home working space.

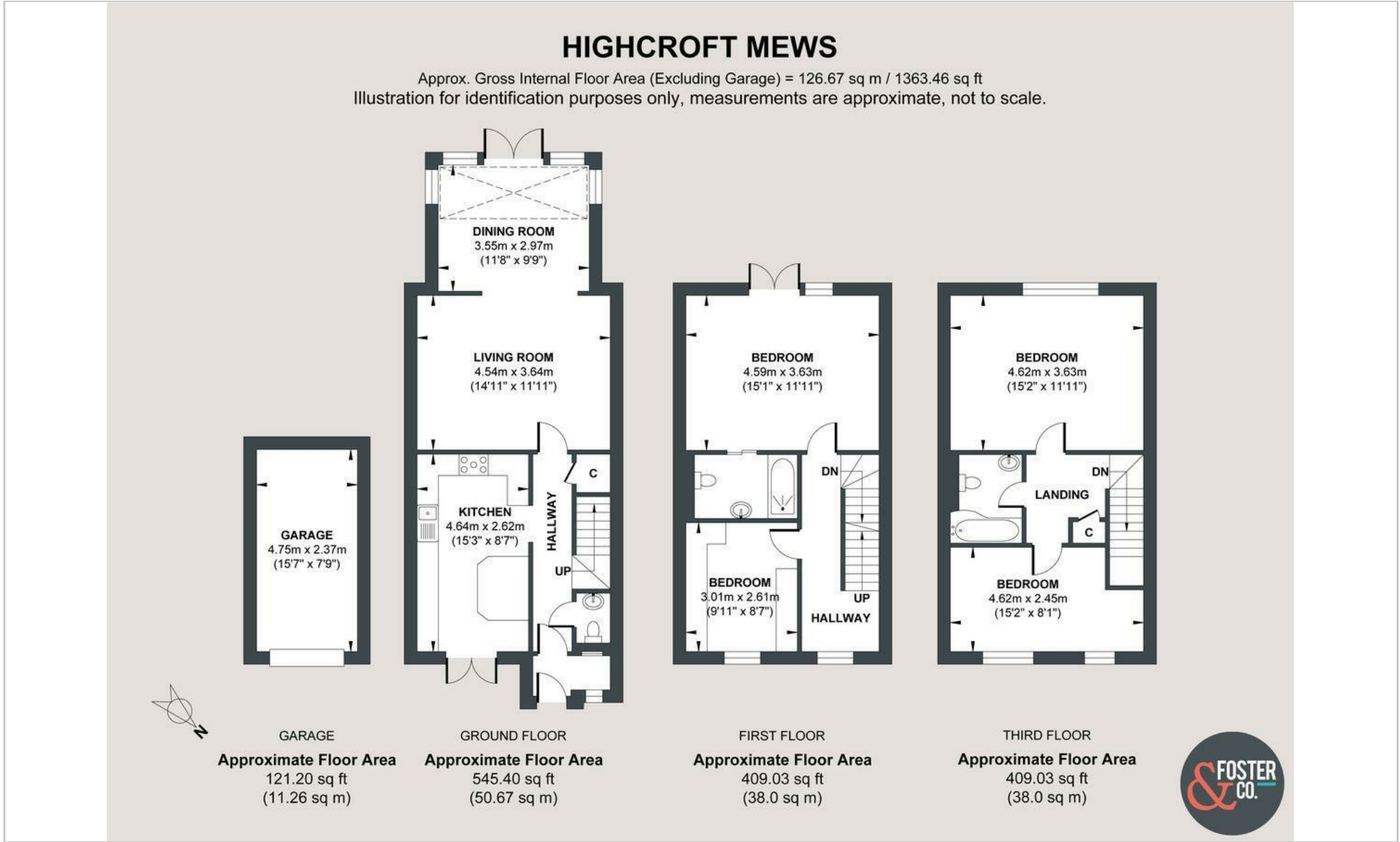
Externally, the property benefits from the increasingly valuable combination of off street parking and a separate garage, providing excellent parking and additional storage.

Overall, this is a well presented and generously proportioned modern home offering four bedrooms, two bathrooms, excellent living space, a private rear garden, off street parking and a garage.



- Guide Price £700,000 - £750,000
- Approximately 1,363 Sq Ft of Living Space
- Generous Living Room Opening Into Dining Area
- Versatile Dressing Room / Fourth Bedroom
- Off Street Parking
- Four Bedroom Family Home
- Spacious Accommodation Arranged Over Three Floors
- Principal Bedroom with En Suite Shower Room
- Private Rear Garden with Patio & Lawn
- Separate Garage Providing Parking & Storage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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All measurements are approximate

