

FREEHOLD



House - Semi-Detached (EPC Rating:)

9 HIGHCROFT VILLAS, BRIGHTON, BN1 5PS

Auction Guide

£450,000

**ASTON
VAUGHAN**
Sales and Lettings



0 Bedroom House - Semi-Detached located in Brighton

For Sale by Auction on the 26th of November 2026

Guide Price £450,000+

A substantial freehold investment opportunity occupying a highly sought-after residential location and offering considerable scope for improvement, rental growth and potential break-up value. The property comprises eight flats, three of which have been sold off on long leases, two are currently let on ASTs, and three are vacant. Also included within the sale are two garages, providing an additional income stream or if preferred, sold off separately.

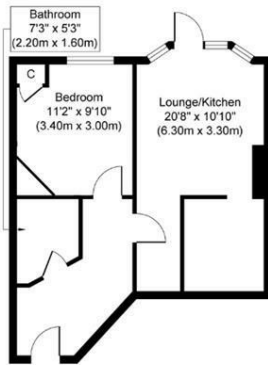
Situated within this highly popular residential location, the property provides easy access to Brighton City Centre and all it has to offer. Excellent transport links are close by, with regular bus services and Preston Park mainline railway station within easy reach, together with a wide range of local amenities and facilities.

Flats Sold Off

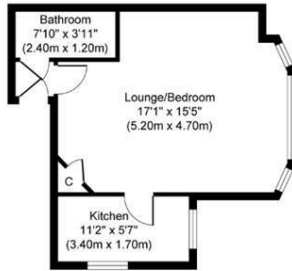
Flat 1 – One bedroom: 152 years remaining

Flat 2 – Studio: 152 years remaining

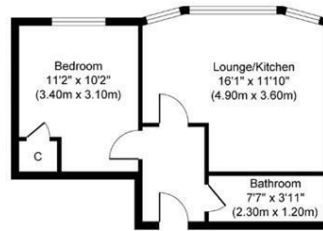




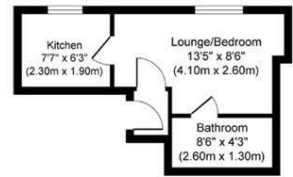
Flat 4
Approximate Floor Area
456 sq. ft
(42.34 sq. m)



Flat 5
Approximate Floor Area
384 sq. ft
(35.63 sq. m)



Flat 6
Approximate Floor Area
401 sq. ft
(37.21 sq. m)



Flat 8
Approximate Floor Area
209 sq. ft
(19.38 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Council Tax Band

Energy Performance Graph

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.