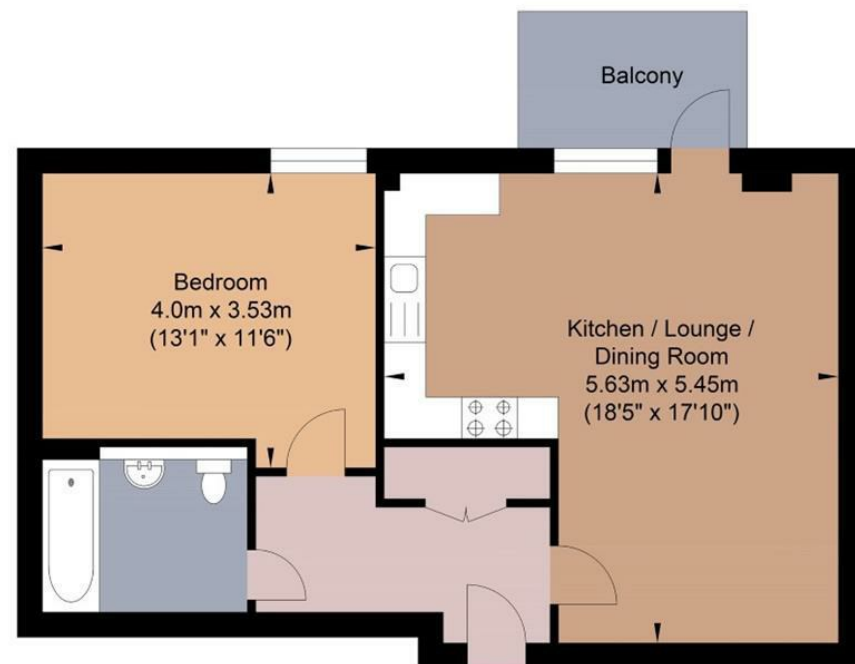


Melbourne Street



Approximate Floor Area
559.61 sq ft
(51.99 sq m)

Approximate Gross Internal Area = 51.99 sq m / 559.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 559.61 sq ft

7 Viaduct Lofts, Melbourne Street, Brighton, BN2 3BN

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£250,000 Leasehold



7 Viaduct Lofts, Melbourne Street Brighton, BN2 3BN

A modern and very spacious one-bed apartment which is light and airy with a pleasant South-facing balcony. Situated on the first floor of a low-rise development built in 2012 with passenger lift and well insulated in terms of sound and retaining heat efficiently. We understand the property is cheap to run with low outgoings and there is a good community within the block as well as a fourth floor communal roof terrace. The living space is open-plan with kitchen, dining and living areas with timber framed double glazed window and door to the balcony, allowing natural light to flow in. The bedroom is generously sized and the bathroom modern with a white suite. The property is ideal for first time buyers and is conveniently located for access to the city centre, seafront and the universities, and within close proximity to Sainsbury's and Aldi with regular bus services close by.

Communal Entrance Hall

Stairs and passenger lift to first floor.

Entrance Hall

Built-in storage cupboard housing unit for air re-circulation system.

Open-Plan Kitchen/Living/Dining Room:

5.63m x 5.45m (18'5" x 17'10")

Kitchen Area

Modern fitted kitchen with units at eye and base level, worktops, stainless steel sink with mixer tap and drainer. Spaces for washing machine and fridge-freezer, fitted electric oven, gas hob with extractor over, tiled floor.

Living/Dining Area

Timber framed double glazed window and door to balcony.

Bedroom

4.0m x 3.53m (13'1" x 11'6")
Large South-facing window.

Bathroom

Modern suite consisting of bath with shower mixer tap and shower screen, wash basin with mixer tap, and low-level WC with concealed cistern. Heated towel rail, tiled walls and flooring.

Southerly Balcony

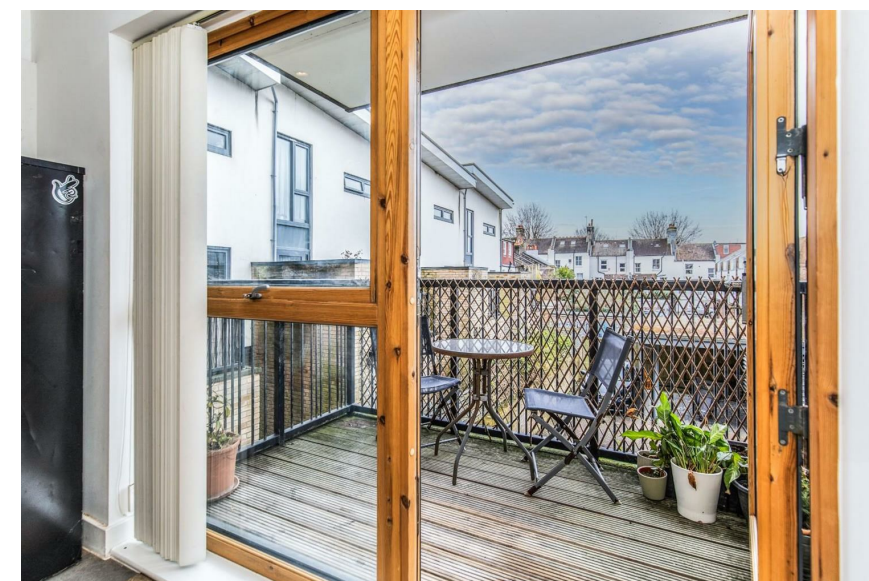
Decked flooring, metal railings, ample space for small table and seating.

Communal Roof Terrace

Accessed from fourth floor. Paved with stunning panoramic views across Brighton.

Communal Bike Store

Accessed via car park.



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	

Council Tax Band: **B**

- South-Facing
- Balcony
- Lift Access
- Communal Roof Terrace
- Secure Entry
- Modern Bathroom
- Open-Plan Living Space
- Easy Access to Universities
- Bus Services Across the City
- CHAIN-FREE