



Viaduct Lofts, Melbourne Street, Brighton, BN2 3BN

welcome to

Viaduct Lofts, Melbourne Street, Brighton

Fox & Sons are delighted to market this ground floor, modern, purpose built apartment in this vibrant location with its own private garden. This is an ideal first time purchase. A real must view!



Discover the epitome of contemporary urban living at Viaduct Lofts on Melbourne Street, Brighton. This one-bedroom property, available through shared ownership with a 50% share, presents a unique opportunity for a modern and inclusive lifestyle. Situated on the ground floor, the residence is wheelchair accessible, ensuring accessibility and convenience for all residents.

Step through your own private entrance into a well-designed living and dining area, offering a comfortable space for relaxation. The property features a separate kitchen, providing functionality and style. The bedroom is complemented with doors leading to the Garden space and the apartment is completed by a bathroom with a shower over the bath.

Enjoy the luxury of a private rear garden, creating an oasis of tranquillity within the bustling city. The thoughtful design includes multiple storage spaces, enhancing the practicality of the home. With a lease of 125 years from 2013, this property at Viaduct Lofts not only offers a contemporary living experience but also a secure and enduring investment in the heart of Brighton.



Total floor area 50.0 sq.m. (538 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

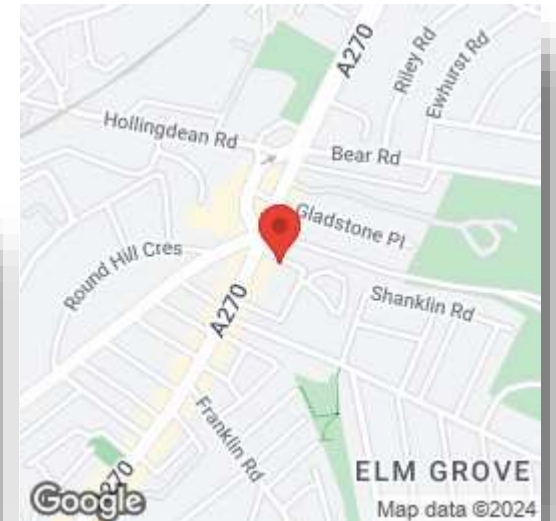
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Viaduct Lofts, Melbourne Street, Brighton

- 50% SHARED OWNERSHIP
- Ground Floor
- Own Private Entrance
- Private Rear Garden
- Living/ Dining Area
- Separate Kitchen
- Lease: Commenced 2013 with 125-year term
- Brighton and Hove Council Tax - B

Tenure: Leasehold EPC Rating: C

£135,000



view this property online fox-and-sons.co.uk/Property/BEG106671

Please note the marker reflects the postcode not the actual property

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BEG106671 - 0003

fox & sons



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