



## **Viaduct Lofts Melbourne Street, Brighton BN2 3BN**

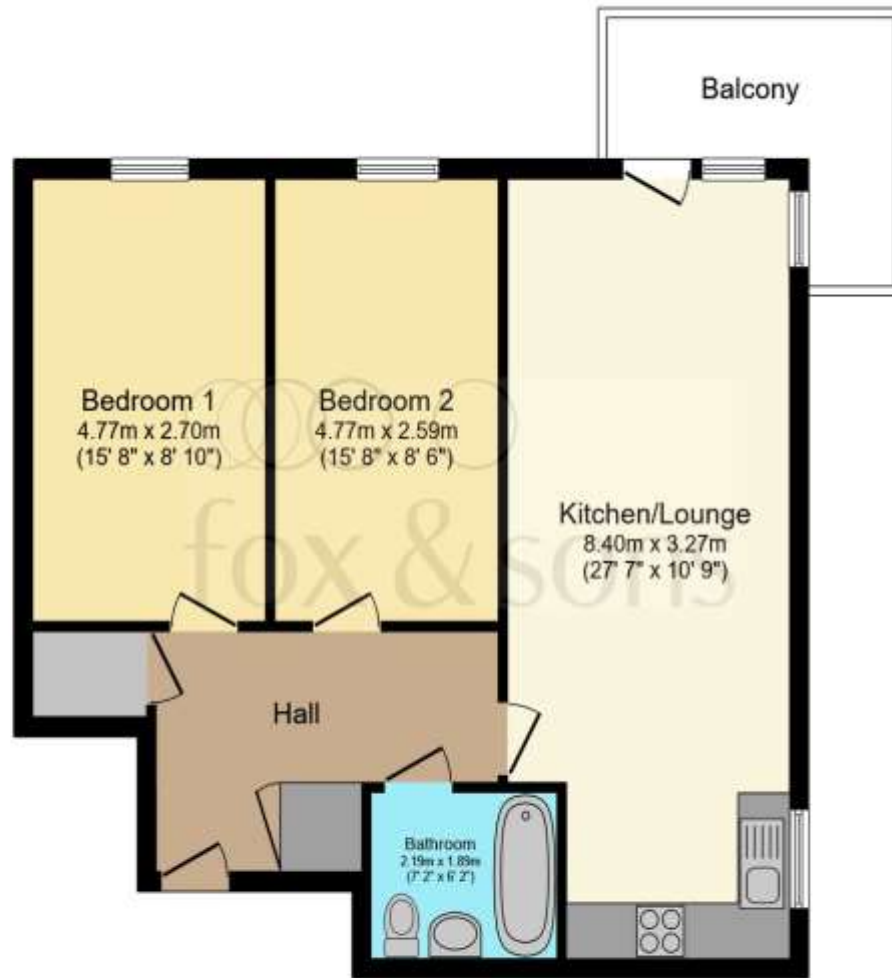
*Fox & Sons are delighted to market 2 bedroom, modern, purpose built apartment in this vibrant location with its own private balcony. This is an ideal first time purchase. A real must view!*

**welcome to**

**Viaduct Lofts Melbourne Street, Brighton**

Welcome to Viaduct Lofts, where urban sophistication meets coastal charm in the heart of Brighton. This modern 2-bedroom apartment, available through shared ownership with a 60% share (with potential to staircase up to 100%), boasts sleek design and ample natural light, offering a serene retreat in the bustling city. Step onto your private balcony to soak in panoramic views of the vibrant neighbourhood or unwind in the spacious living area. With its central location, Viaduct Lofts provides easy access to trendy cafes, eclectic boutiques, and the picturesque Brighton beach, making it the perfect home for those seeking the quintessential seaside lifestyle with a cosmopolitan flair.





Adjacent to the kitchen, the spacious living area beckons with its plush furnishings and stylish decor. Relax on the comfortable sofa, curl up with a book in the cozy reading nook, or gather with friends and family for movie nights and lively conversations. Large windows flood the space with natural light, creating a warm and inviting ambiance throughout the day. With its seamless blend of style and functionality, the open-plan living space at Viaduct Lofts offers the perfect backdrop for modern urban living, where every moment is infused with comfort and sophistication. Neighbouring the living area, discover your own private sanctuary - the balcony. Step outside to breathe in the fresh coastal air and soak up stunning views of Brighton's skyline.

**Total floor area 74.3 m<sup>2</sup> (800 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Viaduct Lofts Melbourne Street, Brighton

- 60% SHARED OWNERSHIP
- Private Balcony
- Living/Dining Area
- Allocated Parking Space
- Brighton and Hove Council Tax – C
- Lease: 113 Years Remaining

Tenure: Leasehold EPC Rating: B

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.

# £204,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEG106675 - 0001

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