

Viaduct Lofts, Melbourne Street, Brighton, BN2 3BN



welcome to

Viaduct Lofts, Melbourne Street, Brighton

Fox & Sons are delighted to market this fifth floor, modern, purpose built apartment in this vibrant location with stunning views over Brighton with allocated parking. This is an ideal first time purchase or rental investment. A real must view!













GUIDE PRICE £280,000-£300,000.

Viaduct Lofts is conveniently located on Melbourne Street and is within easy walking distance to the city centre, Brighton mainline train station, and a vast array of independent shops, cafes and pubs located along Lewes Road. The flat is only a short walk away from Brighton seafront and The Level, as well as Brighton's open market which boasts regular markets, seasonal funfair attractions and other local events. This up and coming area has seen much development over the past few years and continues to draw attention from businesses and homebuyers alike. The block also benefits from being close to local bus routes running in and out of the city.

This modern block was built in 2012 to a high standard throughout. The flat comprises of one double bedroom, and open plan kitchen/dining/living area, a modern bathroom and kitchen and its own private balcony. The property also benefits from secure bike storage, a door to phone entry system, lift access to all floors, communal roof terrace and a parking space allocated inside the gates of the development.

Internal inspection is highly recommended to appreciate the quality of this flat.



Total floor area 65.2 m² (702 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

welcome to

Viaduct Lofts, Melbourne Street, Brighton

- PURPOSE BUILT APARTMENT
- ONE BEDROOM
- PRIVATE BALCONY & COMMUNAL ROOF TERRACE
- ALLOCATED PARKING SPACE INSIDE THE GATES OF THE DEVELOPMENT
- LEASE OVER 100 YEARS
- OPEN PLAN LIVING/DINING AREA
- CHAIN FREE
- PERFECT FOR FIRST TIME BUYERS OR INVESTMENT

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£280,000**





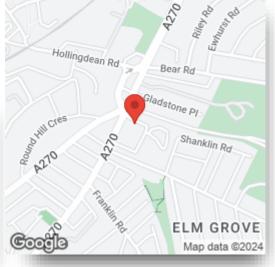
view this property online fox-and-sons.co.uk/Property/BEG106739



Property Ref: BEG106739 - 0007 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





Please note the marker reflects the postcode not the actual property

fox & sons



01273 677544



LewesRoad@fox-and-sons.co.uk



196-197 Lewes Road, BRIGHTON, East Sussex, BN2 3LA



fox-and-sons.co.uk