



**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 m<sup>2</sup> (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](http://www.focalagent.com)

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## 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**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BEG106739](https://fox-and-sons.co.uk/Property/BEG106739)



Property Ref:  
BEG106739 - 0007

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fox & sons



**01273 677544**



[LewesRoad@fox-and-sons.co.uk](mailto:LewesRoad@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**