



Viaduct Lofts, Melbourne Street, Brighton, BN2 3BN

welcome to

Viaduct Lofts, Melbourne Street, Brighton

This top-floor energy efficient apartment off Lewes Road features two double bedrooms, an open-plan living space, a wrap-around balcony with city views, lift access, parking, bike storage, and a roof terrace.

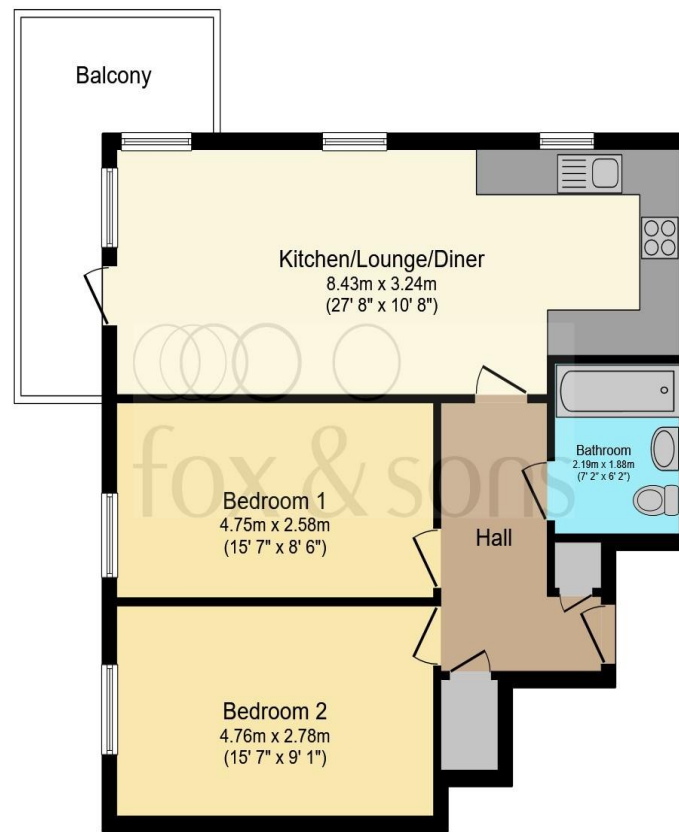


This spacious top-floor apartment, located just off Lewes Road in Brighton, offers stunning city views and a comfortable living environment with the advantage of low energy bills from its energy efficiency rating of B.

The property features two generous double bedrooms, each with ample space for furniture and personal belongings.

The highlight of the apartment is the wrap-around balcony, providing a perfect spot to relax and take in the panoramic views of Brighton. The open-plan living room and kitchen create a modern and sociable space, ideal for both entertaining and day-to-day living.

Additional benefits include lift access, allocated parking, bike storage, and a communal roof terrace. With its convenient location close to local amenities and transport links, this apartment is perfectly suited for those looking to enjoy all that Brighton has to offer.



Total floor area 66.3 m² (714 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

- TOP FLOOR APARTMENT
- TWO BEDROOMS
- WRAP AROUND BALCONY
- VIEWS ACROSS THE CITY
- SECURE ALLOCATED PARKING & BIKE STORAGE
- LIFT ACCESS & COMMUNAL ROOF TERRACE
- CONVENIENT LOCATION CLOSE TO LEWES ROAD
- ENERGY EFFICIENT APARTMENT - EPC RATING OF B

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

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEG106849 - 0003

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