

Spencer
& Leigh



65 Viaduct Road, Brighton, East Sussex, BN1 4ND

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O.I.R.O £400,000 - Freehold

- Mid terrace period home
- Two double bedrooms
- 24' Lounge/dining room with a dual aspect
- 12' First floor bathroom
- Outside WC/Cloakroom
- Central location
- No onward chain
- Low maintenance paved rear garden
- Requires some modernisation
- Exclusive to Spencer & Leigh

This charming two-bedroom house offers a wonderful opportunity for those seeking a spacious home in a central location. With a generous area of 901 square feet, the property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The two well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve both rooms. Although the house requires some modernisation, it presents a blank canvas for buyers to infuse their personal style and create their dream living space.

One of the standout features of this property is the low-maintenance rear garden, which offers a delightful outdoor retreat without the burden of extensive upkeep. This space is ideal for enjoying sunny days or hosting small gatherings with friends and family.

Additionally, the property is offered with no onward chain, making the buying process smoother and more straightforward. This home is perfect for first-time buyers, investors, or anyone looking to settle in a vibrant area of Brighton. With its central location, you will find yourself just a short stroll away from local amenities, shops, and the beautiful seafront.

In summary, this spacious two-bedroom house on Viaduct Road is a fantastic opportunity for those looking to make their mark in a desirable part of Brighton. Don't miss your chance to view this property and envision the potential it holds.



Ideal for commuters, with excellent transport links, very close proximity to London Road station, bus services, and walking distance from Brighton mainline station. Conveniently located for cafes, shops, restaurant pubs, parks and cinema. Easy walking distance from Brighton's main central shopping locations and seafront.



Entrance

Entrance Hallway

Living Room
13'5 x 12'2

Dining Room
10'10 x 9'6

Kitchen
12'2 x 8'6

Outside Cloakroom/WC

Stairs rising to First Floor

Bedroom
15'1 x 13'9

Bedroom
11'2 x 9'6

Family Shower Room/WC
12'2 x 8'6

OUTSIDE

Rear Garden

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Restricted on street parking - Zone Y

Broadband: Standard 8 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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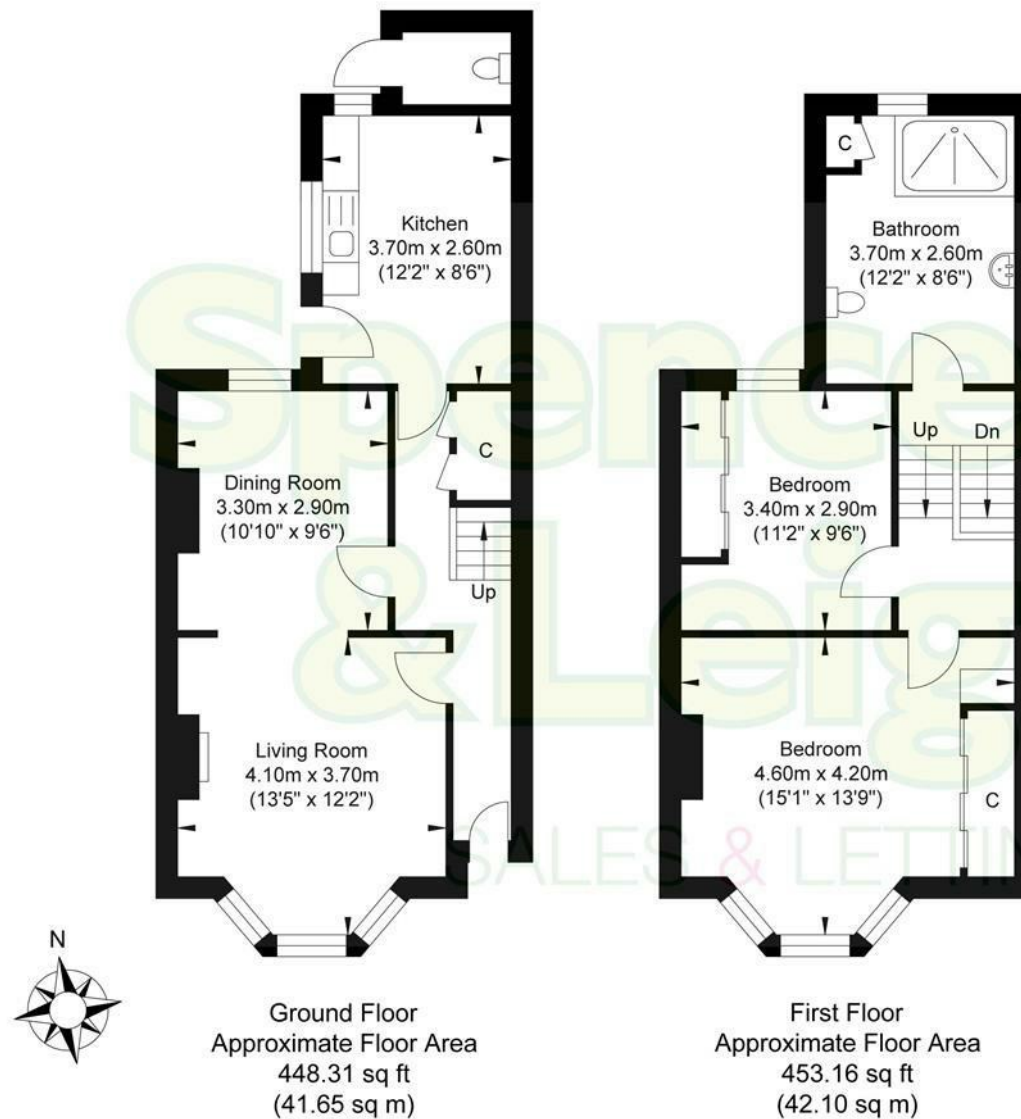
Council:- BHCC

Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Viaduct Road



Approximate Gross Internal Area = 83.75 sq m / 901.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.