GREENWAYS PROPERTY

Estate and Letting Agents









FFF, 57 Viaduct Road, Brighton, BN1 4ND

£1,775 Per month

Situated on Viaduct Road, this generously proportioned two/three-bedroom maisonette is arranged over two floors and offers flexible accommodation ideally suited to professional sharers, students, or families.

The property benefits from a bright and spacious south-facing open-plan kitchen/living area, three well-proportioned double bedrooms, and a modern bathroom. Conveniently located within easy reach of Brighton city centre, London Road railway station, local shops, cafes, and excellent transport links, this property combines comfortable living with a highly accessible location.

Kitchen / Dining Area

13'10" x 13'3" (4.24m x 4.04m)

Bright and spacious open-plan kitchen/living room featuring a fitted kitchen with a range of wall and base units, roll-top work surfaces, four-ring electric hob, electric oven, extractor hood, and stainless-steel sink with mixer tap. Additional features include high ceilings, a south-facing bay window overlooking Viaduct Road, radiator, ceiling downlights, and TV/aerial points.

Bathroom

7'10" x 6'3" (2.41m x 1.91m)

Modern bathroom comprising a panel-enclosed bath with overhead shower, low-level WC, wash hand basin, extractor fan, partially tiled walls, and an obscured-glass window providing natural light and ventilation.

Living Room/Bedroom

10'9" x 8'3" (3.28m x 2.54m)

First-floor double bedroom with rear-aspect window, radiator, and ceiling downlights.

Bedroom

13'8" x 8'9" (4.17m x 2.69m)

Spacious top-floor double bedroom featuring a south-facing window overlooking Viaduct Road, radiator, and ceiling downlights.

Bedroom

11'1" x 8'2" (3.4m x 2.49m)

Top-floor double bedroom with rear-aspect window, radiator, and ceiling downlights.

Other Information

Furnishing: Unfurnished
Available From: Now
Council Tax Band: A
Local Authority: Brighton & Hove City Council
Parking: On-street permit parking Zone J
Deposit: £2,048.07
Holding Deposit: £409.61

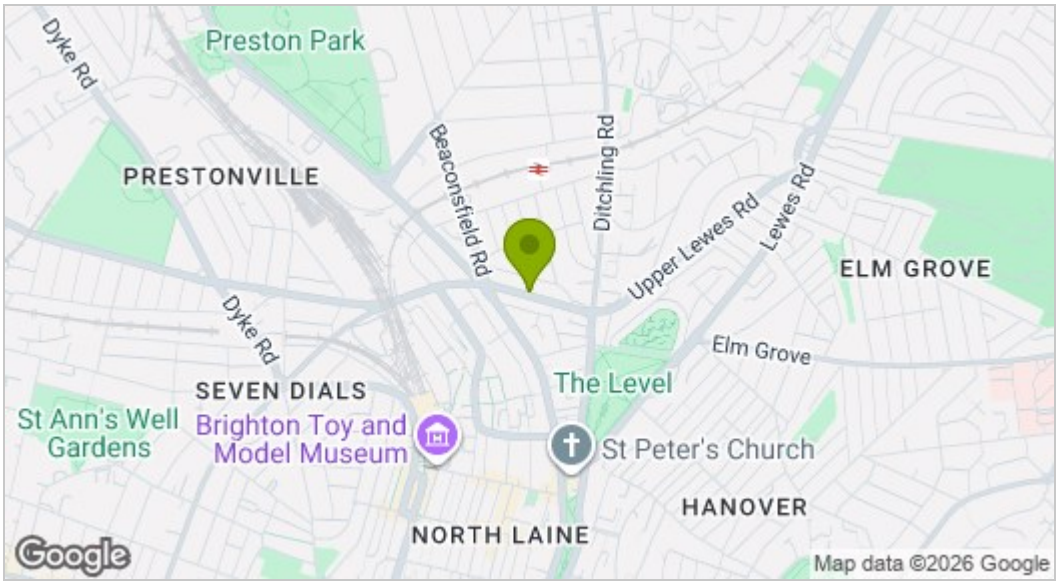
Floor Plan



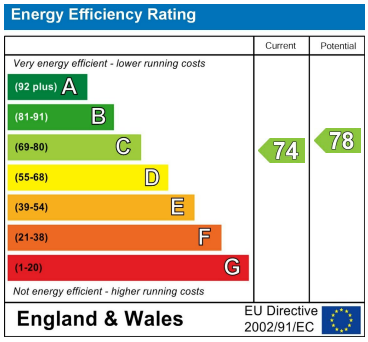
TOTAL FLOOR AREA : 786sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements.
The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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