Top Maisonette, 13 Viaduct Road, Brighton, East Sussex, BN1 4NB

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Offers In Excess Of £270,000 - Leasehold

- Top floor maisonette
- Two good size bedrooms
- 14' Living Room with space for a sofa, dining table and chairs
- Balcony accessed from the living room
- Modern fitted kitchen
- Central location with easy access to the City Centre
- Close proximity to Brighton Station
- Vendor suited
- Well presented throughout
- Viewing highly recommended

Set in the vibrant heart of Brighton on Viaduct Road, this charming two-bedroom maisonette offers a delightful blend of modern living and quirky character. Spanning an impressive 672 square feet, the property boasts a spacious 14-foot living room that opens onto a lovely balcony, perfect for enjoying the fresh air and the lively atmosphere of the city.

The modern fitted kitchen is designed with both style and functionality in mind, making it an ideal space for culinary enthusiasts. With two well-proportioned bedrooms, this maisonette provides ample space for relaxation and comfort, whether you are a young professional, a couple, or looking for a cosy retreat. The top floor bedroom has a useful recess into the eaves that creates additional storage and dressing space.

The central location of this property means you are just a stone's throw away from Brighton's array of shops, restaurants, and cultural attractions, ensuring that you are never far from the action. This unique maisonette is perfect for those seeking a home that combines modern amenities with the charm of Brighton's eclectic lifestyle. Don't miss the opportunity to make this delightful property your own.

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.

Communal Entrance

Stairs rising to First Floor

Entrance

Entrance Hallway

Living Room
14'9 x 11'5

Kitchen
7'9 x 7'4

Family Bathroom
7'10 x 4'4

Bedroom
10'3 x 9'5

Stairs rising to Second Floor

Bedroom
10'10 x 10'7

Storage
13'5 x 4'3

OUTSIDE

Balcony

Property Information
89 years remaining on the lease
Service Charge - £1,847.76 p/a
Reserve Fund - £400.00 p/a
Ground Rent - £250.00 p/a
Council Tax Band A: £1,719.63 2026/2027
Utilities: 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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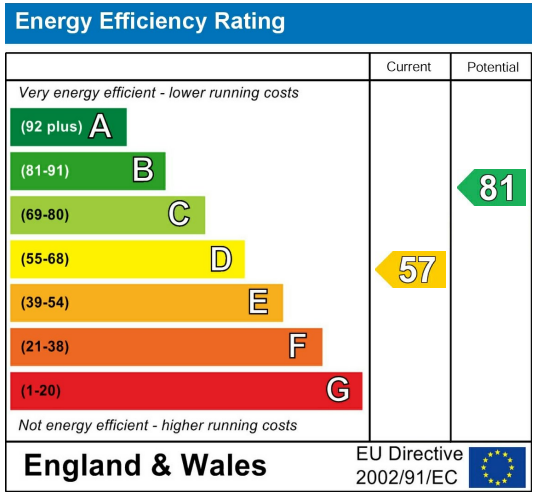
Council:- BHCC
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Viaduct Road

Ground Floor
Approximate Floor Area
26.91 sq ft
(2.50 sq m)

First Floor
Approximate Floor Area
419.36 sq ft
(38.96 sq m)

Second Floor
Approximate Floor Area
225.61 sq ft
(20.96 sq m)

Approximate Gross Internal Area = 62.42 sq m / 671.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.