



## Viaduct Lofts Melbourne Street, Brighton, BN2

£240,000 Leasehold

Sleek & Stylish 1 bedroom first floor flat situated within this purpose-built block just off the Lewes Road for easy access to the city centre and A27. This LIGHT & SPACIOUS flat has many highlights throughout including; a beautiful MODERN kitchen OPEN PLAN to the lounge/diner, communal bike storage, communal roof terrace, a SOUTH FACING BALCONY & smart bathroom. Viewings are highly recommended. Energy Rating: C78  
Exclusive to Maslen Estate Agents

### **Entrance Hall**

Radiator, wall mounted 'honeywell' thermostat, storage cupboard with space & plumbing for washing machine, doors to:

### **Open Plan Lounge/Kitchen**

#### **Lounge/Dining Area**

Space for table & chairs, 2 x radiators, double glazed window, doors to south facing balcony.

#### **Kitchen Area**

Range of wall & base units with square edged work surfaces over, inset 1.5 bowl sink unit with mixer tap & drainer, integrated oven, inset gas hob, extractor over, space for tall fridge/freezer, cupboard housing combi boiler, part tiled walls, vinyl flooring.

#### **Bedroom**

Double glazed window to rear, radiator, built in wardrobe.

#### **Bathroom**

White suite comprising panelled bath with mixer taps & mains fed shower unit over, vanity sink basin with mixer tap, chrome heated towel rail, low level WC, part tiled walls, tiled floor, shaver socket, recessed spotlights.

#### **Total approx floor area**

554.34 sq.ft. (51.50 sq.m.)

#### **Council tax band B**

#### **Parking zone V**

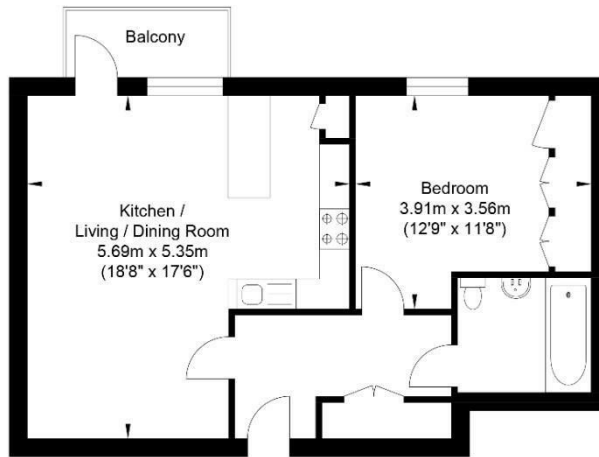
#### **V1**

*What the owner says:*

*"We have really loved living in our flat for the last 12 years. It has been our perfect first home and we will miss the open plan living, our friendly neighbours and how warm it is in the winter. The location is great and we regularly enjoy walking to the North Laine for brunch and down to the beach on sunny days. We have also made the most of the balcony while here, but would like a garden which is why we are now looking to move."*



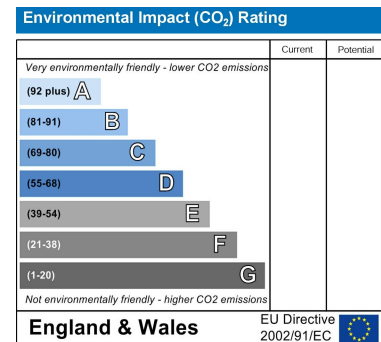
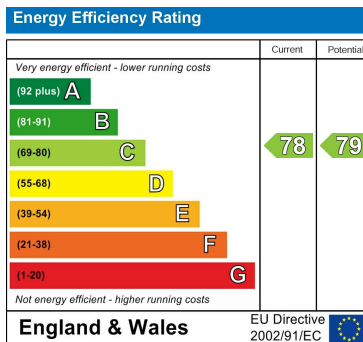
# Melbourne Street



Ground Floor  
Approximate Floor Area  
554.34 sq ft  
(51.50 sq m)



Approximate Gross Internal Area = 51.50 sq m / 554.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

## IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

## COVERING THE CITY

### SALES

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk

