

Viaduct Road

Brighton

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About the property

FOR SALE BY AUCTION 30th April 2025

This one-bedroom apartment presents an excellent opportunity for investors or those looking to add value. Offering plenty of potential, this property could be transformed into a stylish and high-yielding rental investment.

The apartment features a spacious living area, a well-proportioned bedroom, and a functional kitchen and bathroom, providing a solid foundation for improvement. With some modernisation, this could become a highly desirable home for tenants or first-time buyers.

Situated in a convenient location with access to local amenities and transport links, this property offers strong rental demand and great investment potential. Roundhill conservation area has its own residents' society and is a highly popular residential area and Brighton's famous Laines and beach are within walking distance. Artist open houses run through the spring months along with summer fairs and street parties in Blakers Park, Preston Park and the surrounding streets.

Looking for an evening out? Just around the corner The Duke of York's Picturehouse is one of the best and oldest in the UK, and there's plenty of great local pubs serving good food such as The Hare & Hounds, Joker, Open House, Signal Man, Park View, Preston Park Tavern & Jolly Poacher. A good selection of local shops and the open spaces of the Level are just a short stroll away.

Perfect for commuters, Brighton mainline station is only a short walk away with direct links that make Victoria, St Pancras & London Bridge accessible in under an hour. Nearby London Road train station offers further good transport links.

Viaduct Road Brighton

£115,000



1

BEDROOM

1

RECEPTION

1

BATHROOM

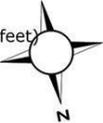




SCAN HERE TO VIEW ALL AUCTION PROPERTIES

Ground Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 33.6 sq. metres (361.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	