



Viaduct Road
Brighton BN1 4NB
Offers In Excess Of £200,000

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ATTENTION BUY TO LET INVESTORS - CURRENTLY LET UNDER AN AST AT £950.00PCM. THE PROPERTY IS AVAILABLE TO BUY FOR OWNER OCCUPIERS.

Leaders are delighted to offer this very well presented one bedroom patio flat. The property is excellently located next to London Road where amenities, restaurants, pubs and cafes can be found. Brighton mainline station is located under 0.5 miles away.

The property comprises double bedroom, lounge , separate kitchen, shower room and private patio.

Entrance hall

The property benefits from a private entrance with the inner hall leading to the bedroom and lounge.

Lounge - 14'7" ft x 9'5" ft

A generous sized lounge with laid carpets and LED spotlights, lounge also leads onto private patio and separate kitchen area.

Kitchen - 7'5" ft x 5'6" ft

Kitchen comprises various high gloss wall and base mounted units, integrated oven with induction hob and extractor over, stainless steel sink and drainer. The kitchen also benefits from space for a washing machine and plumbing.

Bedroom - 11'2" ft x 11" ft

Double bedroom located adjacent to lounge with large double glazed windows.

Shower Room

The bathroom comprises a walk in shower cubicle, wash basin, low level W/C and chrome towel rail.

Patio

The patio is accessed through UPVC double doors. The patio also benefits being southerly aspect.

Additional Information


Leasehold - 99 years approx. remaining

Service Charges - £850.00 approx per annum

Ground Rent - £100 approx per annum.

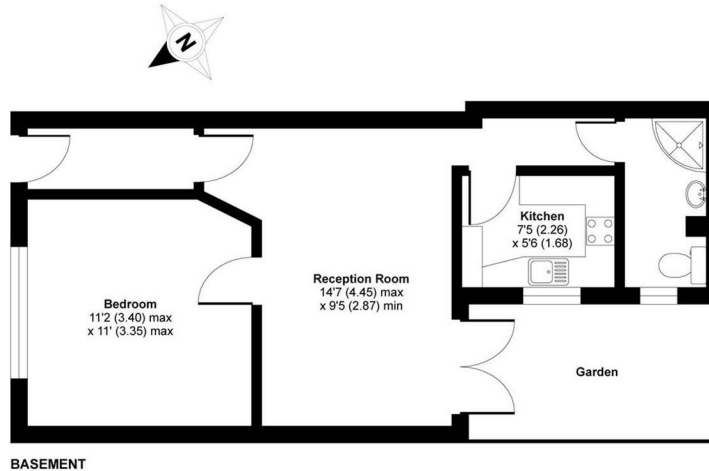
EPC rating - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viaduct Road, Brighton, BN1

APPROX. GROSS INTERNAL FLOOR AREA 409 SQ FT 38 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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