



## Viaduct Road , Brighton BN1 4ND

- Available June!
- Over 2 Floors
- Furniture Optional
- South Facing Living Room
- Long Term Rental
- 3 Double Bedrooms
- Great Location
- Kitchen Appliances
- Video Viewing Options
- Good Condition

**£2,250 PCM**



Local Authority Brighton &  
Hove City Council  
Council Tax Band  
EPC Rating D



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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Moretons Lettings Office  
30-31 North Street, Brighton,  
East Sussex, BN1 1EB

Contact

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.