



Arundel Place, BN2
Offers In Excess Of £300,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Arundel Place, BN2

1 Bedroom | 1 Reception Rooms | 1 Bathroom | 414 sq ft |

Peacefully tucked away from the main roads, but with the relaxed café culture of Kemp Town Village on your doorstep and the sea just a stroll down the hill, this smart one-bedroom apartment is perfectly positioned to enjoy this vibrant coastal city. It is formed from the lower ground floor of a Victorian townhouse, so it bears the generous proportions of the era and is naturally light due with tall windows looking out to its generous walled patio.

It also benefits from its own street entrance, adding to the feeling of privacy, and has been modernised throughout, so it is ready to move straight into, appealing to home seekers, weekenders and by-to-let investors alike.

Entering through a secure wrought iron gate on Arundel Place, stone steps lead down to a generous L-shaped patio area with large scale sandstone paving providing both covered and open courtyard areas for dining alfresco during summer. The front door is close to the bottom of the steps, but French doors also access the bedroom.

Stepping in through the front door, you are greeted into the living room where gleaming wooden floors and freshly painted walls offer a neutral yet stylish blank canvas for new owners. It is naturally light for a lower-level apartment as two sash windows look out over the patio which forms a charming backdrop to the room. There is ample space for relaxed seating and a dining table in here, with the kitchen adjoining.

With plenty of storage space and an integrated oven and hob, the kitchen is ready to go. Space has been left for a washing machine (which may stay) and an under-counter fridge below solid oak worktops to echo the tone of the floor.

The bedroom is a lovely double room sharing the same aesthetic and patio views as the living room. French doors open to the courtyard which becomes a lovely extension of the home during summer, so you can sit outside with the weekend papers and a coffee in the morning. Nearby, the bathroom is classic in white with a shower over the bath.





OWNER'S THOUGHTS

"This apartment feels private and peaceful, yet Kemp Town Village is on the doorstep and the beach is just a minute away."

Good to Know:

This apartment is within minutes of the sea and the fashionable St Georges Road with its bohemian mix of cafes, shops and restaurants, and the cool green of Queen's Park is just up the hill. The cosmopolitan Marina and the theatres of Brighton are within easy reach as are the Georgian Lanes and the Brighton Pavilion. There are several buses stopping nearby taking you throughout the city and beyond, and Brighton Station is within easy reach with its fast links to the universities, Gatwick and London making this apartment a viable proposition for those needing to travel.

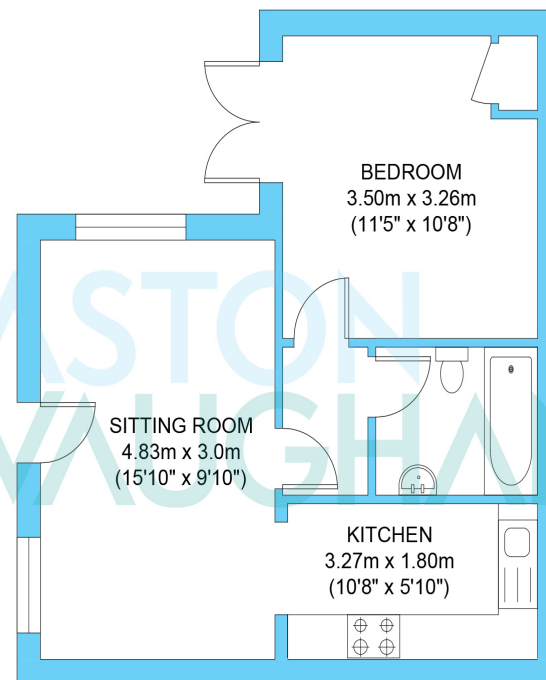
Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing Prep.

Arundel Place



Lower Ground Floor
Approximate Floor Area
414.84 sq ft
(38.54 sq m)

Approximate Gross Internal Area = 38.54 sq m / 414.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.