



Arundel Terrace, BN2
Offers in Excess of £800,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Arundel Terrace, BN2

3 Bedrooms | 3 BathroomS | 1578 SqFt | Grade I listed
Regency townhouse

Spread over two generous floors of a Regency seafront townhouse, this three-bedroom, two-bathroom duplex apartment sits on some of the most prime land in the country. It is formed within the lower and ground floors of a townhouse on a corner plot giving it oblique sea and garden views from the main reception. Original period features can be found throughout the apartment which has been modernised in areas, yet there remains huge scope for further renovations which would add value and allow new owners to put their own stamp on the place.

Arundel House is a classic example of Regency architecture, built to echo the Nash developments in London. Its white façade gleams in the southerly light, accentuating its Corinthian columns, glossy black railings and portico entrance. Entering the building to the easterly side, you are welcomed into a well-maintained entrance hall with this apartment easy to access on the ground floor.

Stepping inside the apartment, there is a useful cloakroom/WC and a door opening to the incredible, open plan living room and kitchen. It is breathtaking in scale with three tall sash windows on the easterly edge framing views over the nearby gardens to the sea. This room invites entertaining in style with ample space for sumptuous

furnishings and a formal dining table and chairs alongside the kitchen. While the kitchen has been modernised in areas, it would be possible to add value with new cabinetry and appliances. The original character of the building has been retained within the cornicing, skirtings, dado and picture rails, while the overall aesthetic is simple and contemporary in white and grey to suit all styles of furnishing.

Bedroom three is also on this floor, enjoying the same aspect and views. For this reason, it would make a tranquil home office with space for two, ideal for professionals looking to work from home on a daily or weekly basis.

Steps lead down to bedroom two and the principal bedroom suite, both of which are substantial doubles with grey carpet underfoot and ample space for freestanding furnishings. The principal suite also benefits from a walk-in wardrobe and an en suite bathroom with a shower attachment over the bath, while bedrooms two and three share the second full bathroom with a shower over the bath. As with the kitchen, it would be possible to add real value with renovation and modernisation here – all food for thought.





LOCATION GUIDE

Vendor's Comments:

"This has been a successful rental property for me for many years. It was the size and location of the apartment which has ensured its success for both families and professionals. It is a wonderful space for entertaining and it's a joy living so close to the beach at any time of year – it's a wrench to let it go."

Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

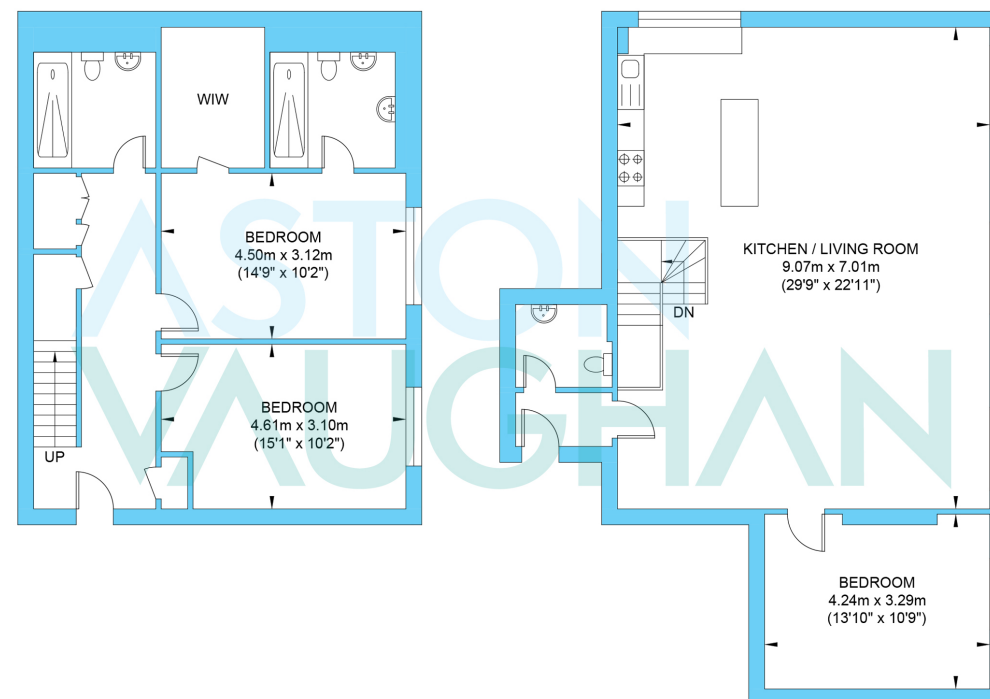
Private: Brighton College, Brighton Prep., Roedean, Montessori

Good to Know:

The stunning Regency terraces of Arundel Terrace are Grade I Listed and are integral to Brighton and Hove's unique identity as a cosmopolitan city of style and taste. They were designed and built between 1824 and 1827 by eminent architects Charles Busby and Amon Wilds as luxury homes to echo the Nash developments in the capital. While most have been converted into sizable apartments such as this one, they continue to attract people from far and wide – almost 200 years later - with their sea views, generous proportions and striking period features.

permit zone H has no waiting list.

Arundel Terrace



Ground Floor
Approximate Floor Area
684.36 sq ft
(63.58 sq m)

First Floor
Approximate Floor Area
894.37 sq ft
(83.09 sq m)

Approximate Gross Internal Area = 146.67 sq m / 1578.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.