



Bush Mews, Arundel Road, Brighton, BN2 5ZL
Offers In Excess Of £200,000

Bush Mews, Arundel Road, Brighton, BN2 5ZL

Recently refurbished first floor one bedroom apartment with modern kitchen, fully tiled shower room, and convenient location near shops and restaurants.

First floor apartment offering a contemporary living space within walking distance of the seafront and Brighton Marina.

As you step through the door, you'll be greeted by the open plan living area, flooded with natural light streaming through the window overlooking the courtyard. Recently refurbished throughout, the apartment exudes a fresh and modern ambiance, perfect for those seeking a comfortable and stylish home.

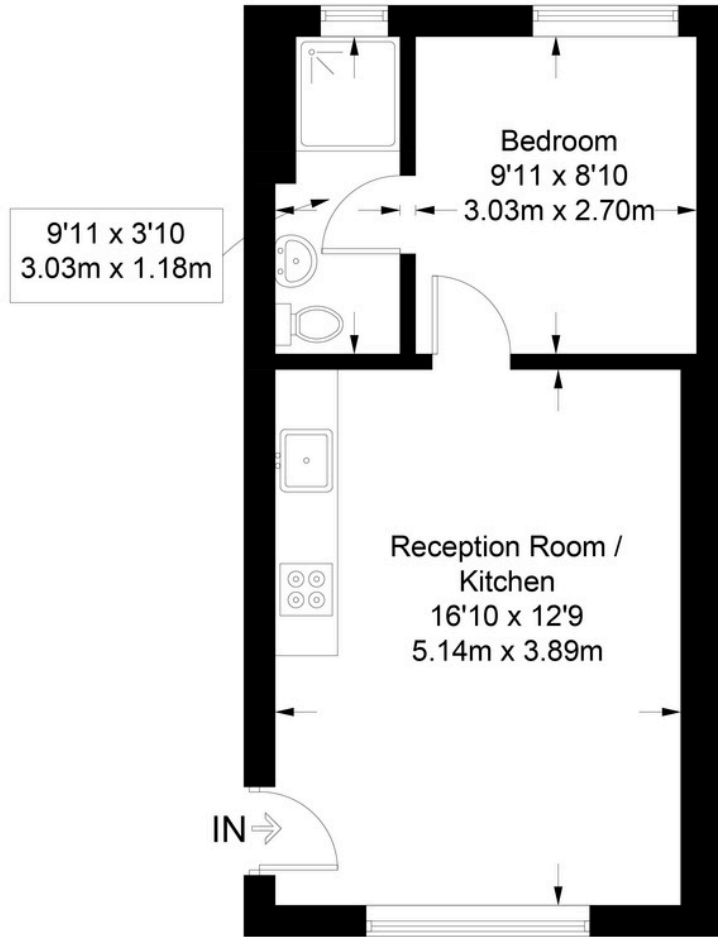
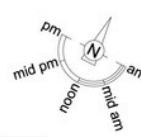
The well-designed kitchen features sleek white high cupboards, a practical work surface with graphite-coloured cabinets and drawers beneath, and a vented extractor hood over a halogen hob.

To the rear of the flat, you'll find the peaceful double bedroom, offering a serene retreat from the hustle and bustle of everyday life. A fully tiled shower room awaits, complete with a shower enclosure featuring a glass screen, a wash basin on a vanity unit, a WC with concealed cistern, and a chrome towel warmer.

Convenience is key, and this property delivers in abundance. With its superb location, you'll be within walking distance of an array of shops, bars, and restaurants. Communal cycle shelter facilities are available, catering to the active and eco-conscious individual.

Benefiting from no onward chain, this fabulous apartment is ready for you to move in and make it your own.





First Floor

Approximate Gross Internal Area = 356 sq ft / 33.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Residential 2016

Agents Notes

Tenure Leasehold
 A new 150 year lease will be granted upon completion
 Service Charge Approx £1,381.88 Per Annum
 Ground Rent N/A
 Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	68 D
39-54	E		
21-38	F		
1-20	G		



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



Oakley

Your Sussex Property Expert

Brighton & Hove Office
 01273 688 881
 3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
sales@oakleyproperty.com

We also have offices in:
 Shoreham by Sea
 Lewes Town & Country



A new way of marketing property

Get in touch to book a viewing or valuation of your own property

