



**Arundel Street, Brighton, BN2 5TH**

Asking Price £700,000







## Arundel Street, Brighton, BN2 5TH

This superbly presented three-bedroom period house offers an exceptional opportunity to acquire a charming home in a prime Brighton location, just moments from the vibrant Brighton Marina. This delightful property, offered for sale with no onward chain, seamlessly blends period character with contemporary living, making it an ideal choice for families, professionals, or those seeking a stylish coastal retreat.

Upon entering, you are greeted by a welcoming hallway that leads to the two distinct reception rooms. The spacious living room, positioned at the front of the house, boasts ample natural light and provides a comfortable space for relaxation and entertaining. Adjacent to this, the dining room offers a versatile area, perfect for formal meals or as an additional family room, creating a flexible layout to suit various lifestyles. A added bonus in this room is access to a very handy cellar perfectly providing extra storage space.

One of the standout features of this home is the modern fitted kitchen/breakfast room. Designed with both aesthetics and functionality in mind, it features a comprehensive range of contemporary units, integrated appliances, and generous work surfaces. The true highlight of this space is the set of elegant bifold doors, which open out directly onto the rear garden, creating a seamless indoor-outdoor living experience. This design is perfect for al fresco dining and entertaining during the warmer months, allowing natural light to flood the kitchen.

Ascending to the first floor, you will find three generously proportioned double bedrooms, each offering comfortable accommodation and ample space for furnishings. These rooms are thoughtfully laid out, providing privacy and tranquillity. The property benefits from a modern fitted bathroom, which is tastefully designed with contemporary fixtures and fittings, ensuring a luxurious and relaxing environment.











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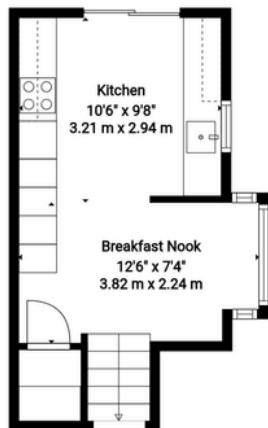
Externally, the property boasts a low-maintenance, west-facing rear garden. This private outdoor space is perfect for enjoying the afternoon and evening sun, offering a peaceful sanctuary for relaxation, gardening, or entertaining guests. The west-facing aspect ensures plenty of natural light throughout the day, enhancing the appeal of this outdoor area.

Further enhancing the appeal of this property is the significant potential to extend into the roof space, subject to obtaining the necessary planning consents. This offers an exciting opportunity for future owners to add further value and living accommodation, tailoring the home to their evolving needs. The absence of an onward chain simplifies the buying process, allowing for a smoother and quicker transaction.

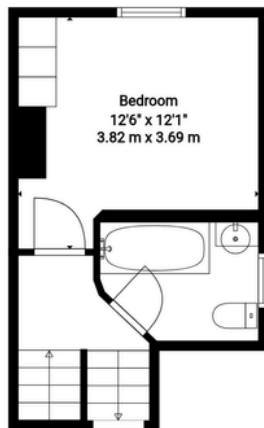
Located on Arundel Street, residents benefit from excellent access to Brighton Marina, which offers a diverse array of shops, restaurants, leisure facilities, and entertainment options. The property is also well-placed for access to local amenities, schools, and transport links, including regular bus services into Brighton city centre with its mainline railway station providing direct links to London. The vibrant Kemptown village, with its independent shops and cafes, is also within easy reach, offering a lively community atmosphere. This superb period home truly offers a blend of comfortable living, modern conveniences, and an enviable location, making it a must-see property for discerning buyers.



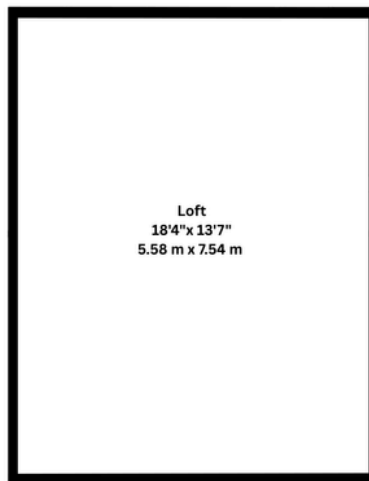




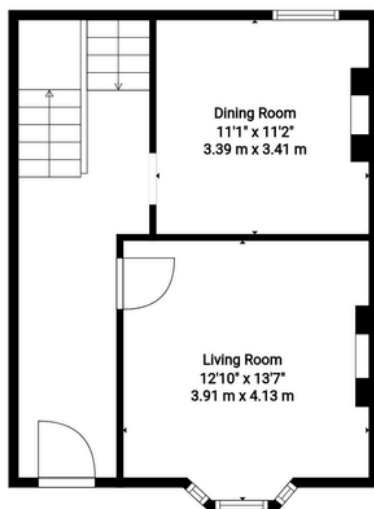
Floor 1



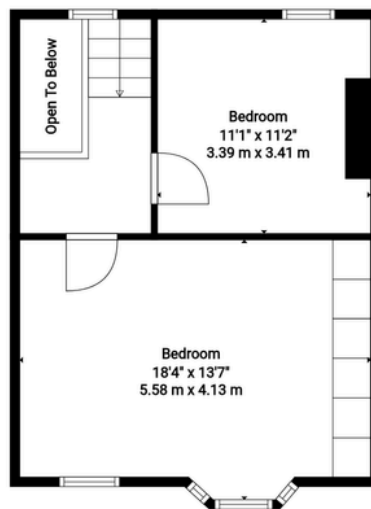
Floor 3



Loft



Floor 2



Floor 4

Energy Performance Certificate  
Agents Notes  
Tenure Freehold  
Council Tax Band C



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