

Apartment (EPC Rating: )

# FLAT 1, ARUNDEL HOUSE 12-13 ARUNDEL TERRACE, BRIGHTON, BN2 1GL

## £2,250

**ASTON  
VAUGHAN**  
Sales and Lettings



# 3 Bedroom Apartment located in Brighton

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.

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.

Please note - this property is available immediately on a 6 month let only and will remain on the market for sale.

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 breath-taking 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.

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.

## Owner's Comments:

"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."

## Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

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

## Good to Know:

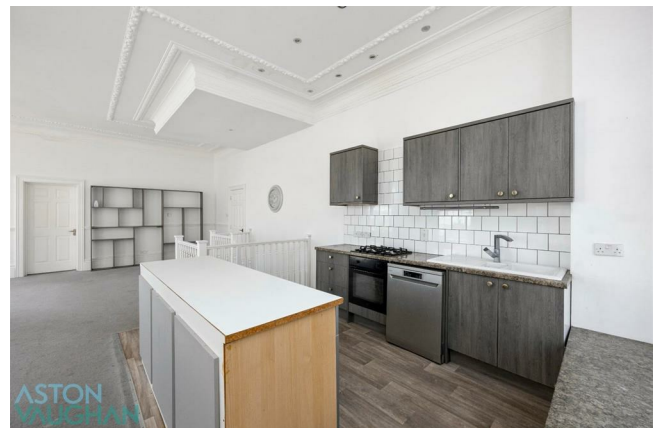
The stunning Regency terraces of Arundel Terrace are Grade I Listed and are integral to Brighton and Hove's unique identity as a cosmopolitan city of style and taste. They were designed and built between 1824 and 1827 by eminent architects Charles Busby and Amon Wilds as luxury homes to echo the Nash 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.

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this Grade II listed home. The beach is opposite and it's just a stroll from the fashionable Kemp Town Village which hosts the Hospital and good schools including The Steiner and the award-winning Brighton College. The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also

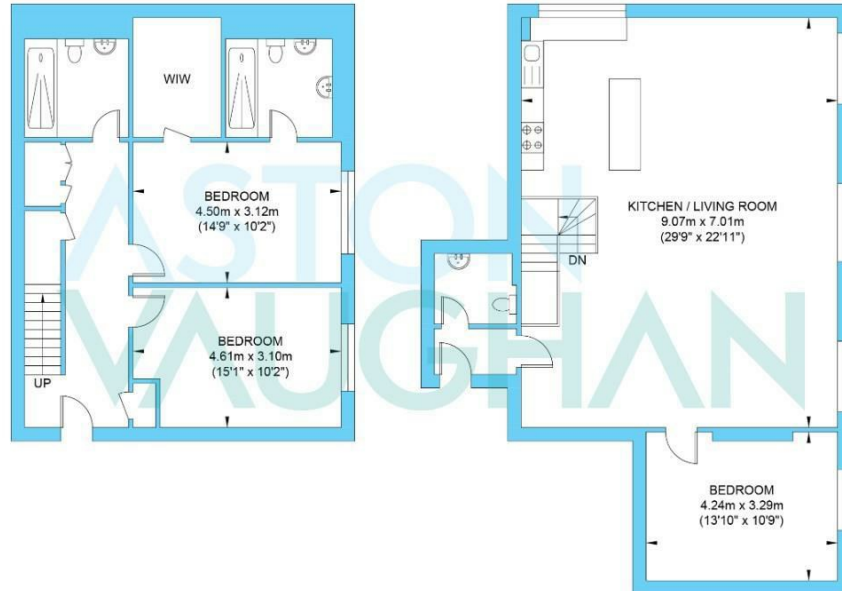




close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far and permit zone H has no waiting list.



## Arundel Terrace



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

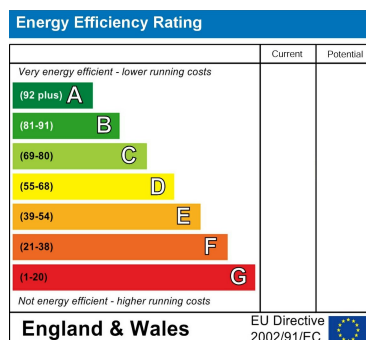
First Floor  
Approximate Floor Area  
894.37 sq ft  
(83.09 sq m)



Approximate Gross Internal Area = 146.67 sq m / 1578.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph



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