



Arundel Terrace, BN2
Offers over £375,000



INTRODUCING

Arundel Terrace, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room | 1484 Sq Ft |
Grade I listed building | Access to Sussex Square and Lewes
Crescent private gardens

An exceptional opportunity awaits to acquire a substantial two-bedroom lower ground floor apartment, perfectly positioned on Brighton's iconic Kemptown seafront. This impressive property, forming part of a magnificent Grade I listed building on Arundel Terrace, offers a rare chance to create a truly bespoke home within one of Brighton's most sought-after locations.

Spanning an generous 1484 square feet, this apartment presents a blank canvas for those with vision and a desire to undertake a comprehensive refurbishment. While currently in need of modernisation, the sheer scale and prime location of this residence provide immense potential to craft a luxurious and contemporary living space, tailored precisely to your tastes and requirements. Imagine transforming this expansive footprint into a stunning seafront abode, blending period charm with modern comforts.

One of the standout features of this unique property is its own private front door entrance, offering a sense of exclusivity and direct access. Beyond the interior, residents will benefit from access to a charming courtyard area, providing a private outdoor retreat, perfect for quiet contemplation or al fresco dining. Furthermore, a truly remarkable advantage of this address is the exclusive access granted to the renowned private gardens of Sussex Square and Lewes Crescent. These beautifully maintained, extensive gardens offer a tranquil escape from city life, providing residents with a verdant oasis just moments from their doorstep, ideal for leisurely strolls or enjoying the fresh sea air.

The apartment's layout currently comprises two well-proportioned bedrooms, a single bathroom, and a spacious reception room, all awaiting a creative touch. The substantial square footage allows for flexible reconfiguration, potentially enabling the creation of an open-plan living area, an additional en-suite bathroom, or a dedicated home office, subject to necessary consents and design. The inherent character of a Grade I listed building, combined with the apartment's generous proportions, promises a truly unique and distinguished home once refurbished.

Located directly on the Kemptown seafront, residents will enjoy immediate access to Brighton's vibrant coastal lifestyle. The area is renowned for its eclectic mix of independent shops, cafes, restaurants, and cultural attractions, all within easy reach. Excellent transport links connect Kemptown to Brighton city centre and beyond, making it an ideal location for both permanent residents and those seeking a sophisticated seaside retreat. This property represents not just a home, but an investment in a lifestyle, offering the chance to own a piece of Brighton's architectural heritage with the scope to infuse it with contemporary elegance.









Education:

Primary: Queen's Park Primary, Middle Street Primary

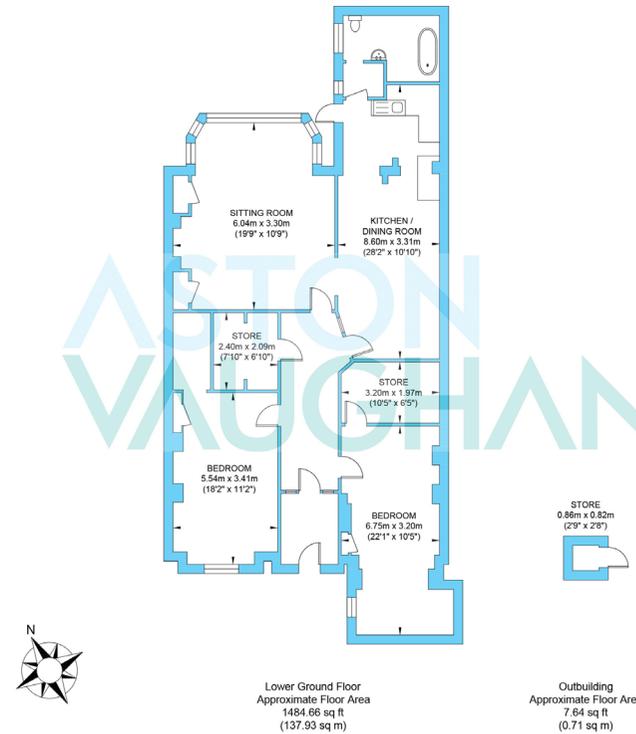
Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Montessori

Location:

Brighton is a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Palace Pier and glamorous Marina. Known for its festivals celebrating the arts and a 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 I 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.

Arundel Terrace



Approximate Gross Internal Area (Excluding Outbuilding) = 137.93 sq m / 1484.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.