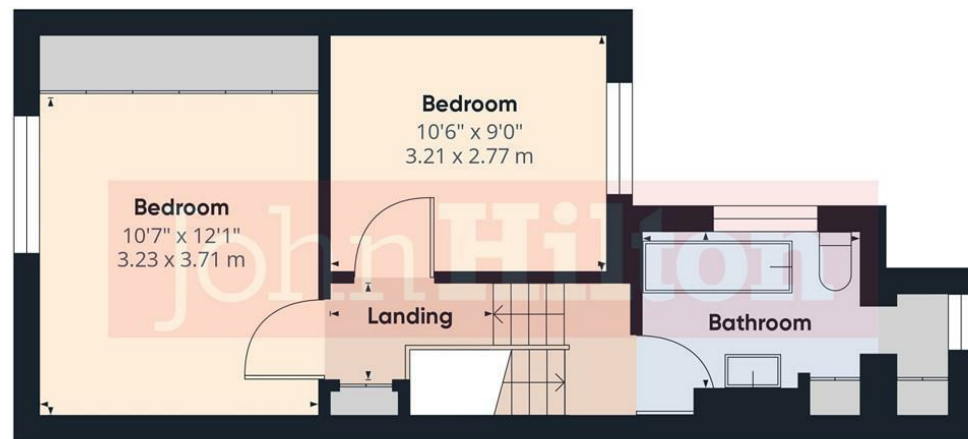


Ground Floor



Floor 1



Total Area Approx 732.81 sq ft

16 Arnold Street, Brighton, BN2 9XT

To view, contact John Hilton:  
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**Guide Price £400,000-£425,000**  
**Freehold**



## 16 Arnold Street Brighton, BN2 9XT

\*\*\* GUIDE PRICE £400,000-£425,000 \*\*\*

Offered with no onward chain, this two bedroom mid-terrace Victorian house is favourably located in the forever fashionable Hanover district of Brighton and is within easy walking distance of both Elm Grove and St Luke's Primary schools. Requiring renovation and benefitting from a spacious loft offering potential for conversion (subject to the usual consents), the property offers a prospective purchaser the perfect opportunity to make their own mark. The ground floor has plenty of family space with a good size dual aspect lounge/dining room with French doors which connect to the rear garden, and a subtle lower split-level which connects to the dual aspect kitchen. Conveniently, the family bathroom is situated on the first floor and offers both a corner tub and separate shower enclosure. The property also benefits from double glazing throughout, a Worcester combination boiler, and close proximity to local amenities and regular bus services on Elm Grove.

### Approach

Front door with obscure double glazed panels opens into:

### Entrance Lobby

Obscure glazed timber-framed windows to both sides and obscure glazed timber-framed door opens into:

### Lounge/Dining Room

6.44m x 4.32m (21'1" x 14'2")

Dual aspect room with double glazed bow window to front with fitted Venetian blinds, and double glazed French doors offering access to rear garden. Coved ceiling, built-in shelving to alcove, feature fireplace with timber surround and stone hearth. Open-tread stairs ascend to half-landing, understairs storage area and steps lead down to door into:

### Kitchen

3.61m x 2.22m (11'10" x 7'3")

Double glazed windows to rear and side, and double glazed stable door offering access to garden. Fitted kitchen comprising wall and base units, roll-edge work surfaces extend to include single bowl Asterite sink with mixer tap and drainer, and part-tiled surround. Space for freestanding gas cooker and tall standing fridge/freezer, radiator, vinyl floor and inset downlights.

### Bathroom

Accessed via half-landing with obscure double glazed windows to rear and side, corner bath with mixer taps, low-level WC, pedestal wash hand basin, fully tiled surround, ladder-style radiator and built-in cupboard with shelving. Tiled archway through to fully tiled shower enclosure with thermostat shower and hand-held shower attachment on riser, further built-in cupboard with slatted shelving housing 'Worcester' combination boiler, and vinyl floor.

### First Floor Landing

Radiator, hatch offering access into loft space, built-in storage cupboard with shelving and door into:

### Bedroom

3.23m x 3.71m (10'7" x 12'2")

Double glazed window to front with fitted Venetian blinds and radiator under, coved ceiling, wall-to-wall floor-to-ceiling built-in storage cupboards with mirrored fronts comprising hanging, shelving and dressing table area.

### Bedroom

3.21m x 2.77m (10'6" x 9'1")

Double glazed window to rear with radiator under.

### Rear Garden

Wall and fence enclosed garden laid to shingle with railway sleeper retained soil borders.

- NO ONWARD CHAIN
- Located in Hanover
- Terraced Victorian House
- West-Facing Rear Garden
- Close to St Luke's & Elm Grove Primary Schools
- Requires Renovation
- Spacious Loft with Potential for Conversion (STNC)
- Double Glazed Throughout
- First Floor Bathroom
- Through Lounge/Dining Room

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>80</b>
	<b>60</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: **C**