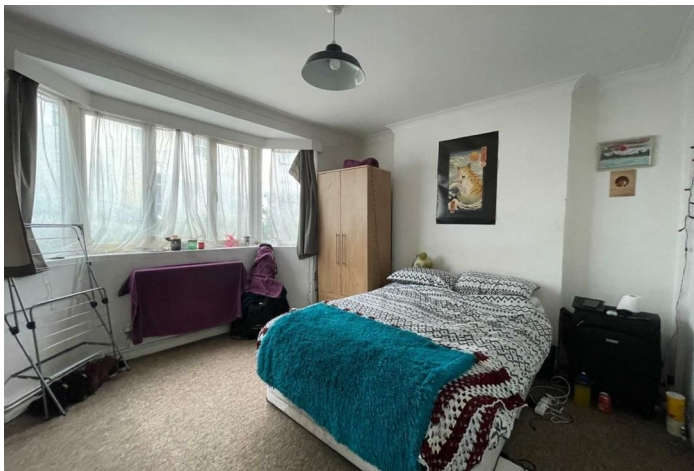




House - End Terrace (EPC Rating: D)

**33 ARUNDEL STREET, BRIGHTON, BN2  
5TH**

**£2,900**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 4 Bedroom House - End Terrace located in Brighton

Close to the beach and the Marina, this 4 bedroom student house maximizes its corner plot with a west-facing garden that wraps around two additional sides of the property. It's conveniently situated with excellent transport links to the University and the station.

On a quiet street close to the beach, this 20th-century house is situated on a corner lot. It features a west-facing garden. The large bay windows at the front let in plenty of morning sunlight and offer views of the attractive period homes across the street. The living room opens into the kitchen, creating a spacious and inviting layout, while sliding doors lead out to the garden, perfect for indoor-outdoor living. All the bedrooms are generously sized, providing ample space for each tenant.

This house provides a great balance of charm and opportunity in a desirable location just minutes from the seafront. You'll find local shops and cafes right at your doorstep, along with the Marina's shops, restaurants, and health club. Kemp Town Village, with its variety of cafes and bars, is within walking distance. Regular buses around the corner make it easy to get to central Brighton, the mainline station, and the universities at Falmer. This location offers a great mix of convenience and charm.

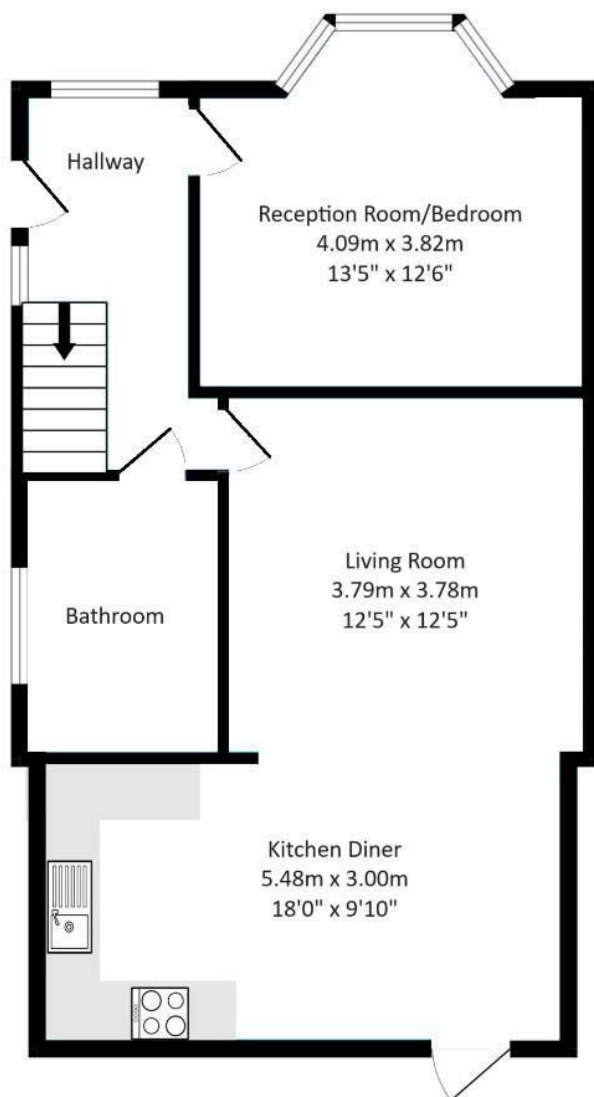
EPC: D

Council Tax: C

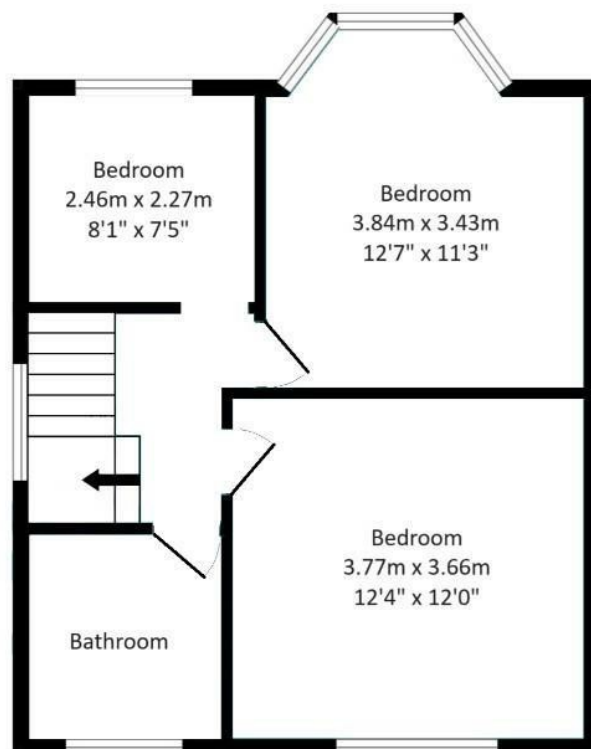


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GROUND FLOOR  
58.4 SQ.M. (629 SQ.FT) APPROX



FIRST FLOOR  
41.3 SQ.M. (445 SQ.FT.) APPROX.



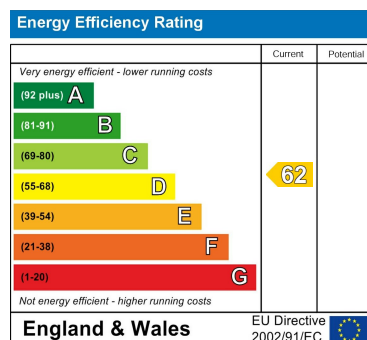
TOTAL FLOOR AREA: 99.8 SQ.M. (1074 SQ.FT) APPROX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**D**

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.