



Apartment (EPC Rating: )

## LOWER GROUND FLOOR, 35 ARUNDEL PLACE, BRIGHTON, BN2 1GD

# £1,250

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

\*\*\* SPACIOUS COURTYARD // NEWLY REPAINTED THROUGHOUT // AVAILABLE NOW \*\*\*

Please note this Landlord is marketing this property for sale alongside lettings. The property will continue on the sales market throughout your tenancy.

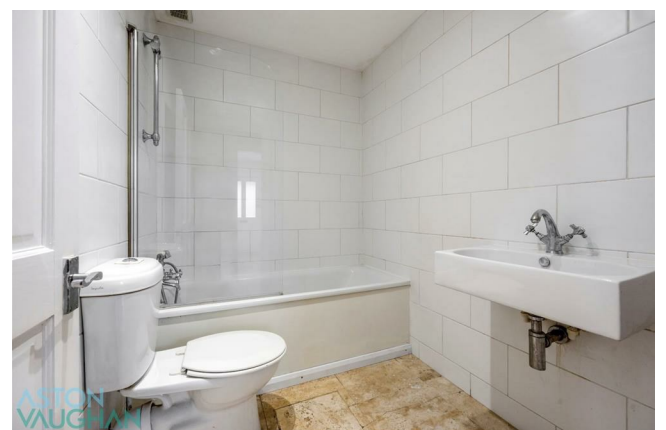
Aston Vaughan are delighted to bring to the market this beautifully presented 1 bedroom lower ground floor apartment in Arundel Place, with a charming L-shaped courtyard garden!

Newly repainted throughout and ready for immediate occupation, this property benefits from spacious rooms, bright walls allowing for maximum light and ample kitchen space.

Ideal for a single professional or couple looking for a private spot to live their lives.

Located in Arundel Place, part of the iconic Kemptown Estate, this property comes with a key to the immaculately kept Kemptown Enclosures.

Available immediately, unfurnished. 6 month contract, potential to stay on periodic basis if property not sold.





# Arundel Place

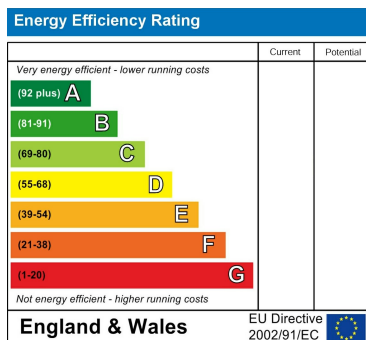


Lower Ground Floor  
Approximate Floor Area  
414.84 sq ft  
(38.54 sq m)

Approximate Gross Internal Area = 38.54 sq m / 414.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph



Call us on

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[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

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.