



Maisonette (EPC Rating: )

# FLAT 2, 36-38 ARUNDEL ROAD, BRIGHTON, BN2 5TB

## £1,300

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Maisonette located in Brighton

Located on Arundel Road in Brighton, this delightful one-bedroom maisonette is available now for rent. Perfectly suited for individuals or couples seeking a cosy retreat, this property boasts a well-appointed reception room that invites relaxation and comfort.

The bedroom offers a peaceful sanctuary, ideal for restful nights, while the bathroom is conveniently located to serve both residents and guests. One of the standout features of this maisonette is its private garden, providing a lovely outdoor space for enjoying the fresh air, gardening, or simply unwinding with a good book.

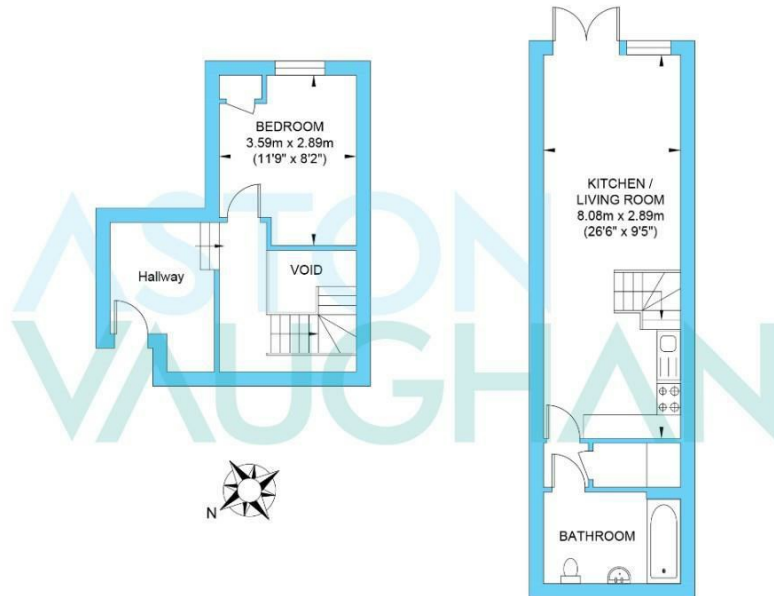
With its prime location, residents will benefit from easy access to Brighton's vibrant amenities, including shops, cafes, and the stunning coastline. This property is available for immediate occupancy, making it an excellent choice for those looking to settle in quickly.

Do not miss the opportunity to make this charming maisonette your new home.





## Arundel Road



Ground Floor  
Approximate Floor Area  
262.10 sq ft  
(24.35 sq m)

First Floor  
Approximate Floor Area  
346.49 sq ft  
(32.19 sq m)

Approximate Gross Internal Area = 56.54 sq m / 608.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

Call us on

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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.