



House - Terraced (EPC Rating:)

9A ARUNDEL PLACE, BRIGHTON, BN2 1GD

£2,100

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Terraced located in Brighton

Aston Vaughan are proud to offer this unfurnished three-bedroom property which is ideal for couples or families seeking a vibrant community atmosphere.

Upon entering, you will find a spacious open plan kitchen/ living area that invites relaxation and social gatherings. The well-proportioned bedrooms provide ample space for rest and personalisation, while the two bathrooms ensure that morning routines run smoothly for everyone in the household.

One of the standout features of this property is the lovely roof terrace, which presents an excellent opportunity for outdoor entertaining or simply enjoying the fresh air and views of the surrounding area. The location is superb, situated close to both the hospital and Brighton College, making it a practical choice for those who value accessibility to essential services and educational institutions.

With its prime location and thoughtful layout, this townhouse is a wonderful opportunity for those looking to embrace the vibrant lifestyle that Brighton has to offer. Don't miss the chance to make this charming property your new home.

Property description

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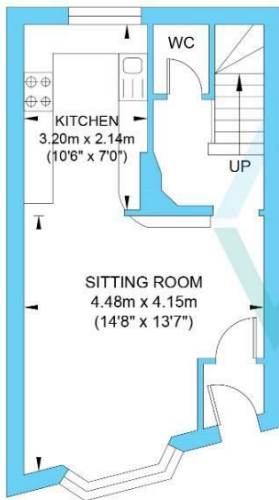
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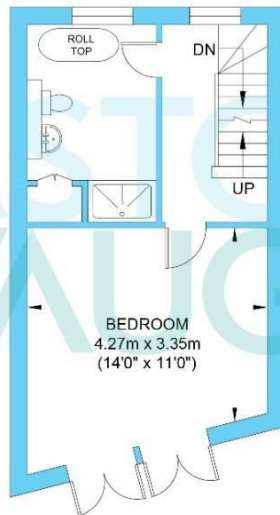
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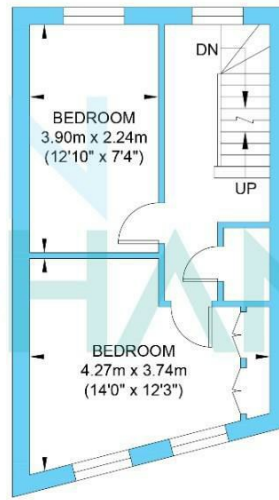
Arundel Place



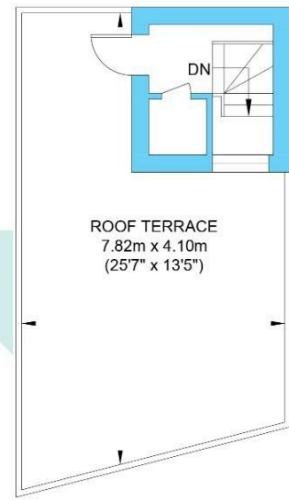
Ground Floor
Approximate Floor Area
321.0 sq ft
(29.8 sq m)



First Floor
Approximate Floor Area
319.9 sq ft
(29.7 sq m)



Second Floor
Approximate Floor Area
322.6 sq ft
(30.0 sq m)



Third Floor
Approximate Floor Area
49.7 sq ft
(4.6 sq m)

Approximate Gross Internal Area = 94.1 sq m / 1013.2 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	

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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.