



Arundel Street, BN2
£450,000-£475,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Arundel Street, BN2

4 Bedrooms | 2 Bathrooms | 1 Reception Room 1052 sq ft

This spacious 3–4 bedroom corner-plot home is set on a quiet street close to the beach, Marina, and Kemp Town Village. Vacant and chain free, it's ready for immediate move-in, offering a west-facing wraparound garden, garage with rear access, and bright interiors with large bay windows and an open-plan living area leading onto the garden. Generous bedrooms provide ample space for family or guests, while scope remains for extension (subject to consent). With local shops, cafés, schools, the hospital, and excellent transport links nearby, it combines convenience, flexibility, and potential in a highly desirable location.

Set on a quiet street close to the beach and Marina, this spacious 3–4 bedroom corner-plot home comes with a garage and a west-facing garden that wraps around two sides of the property. The house enjoys excellent natural light, with large bay windows at the front framing views of the surrounding period homes.

Inside, the living room flows into the kitchen to create an open, practical layout, with sliding doors leading directly onto the garden — ideal for relaxed indoor-outdoor living. All bedrooms are generously sized, providing ample space for family or guests. The property is now vacant and chain free, offering a straightforward purchase and the chance to move in immediately. With additional outside space to the side, there is scope for a single or

double-storey extension (subject to planning consent).

The location combines convenience and character, with local shops, cafés, and Kemp Town Village within walking distance. The Marina is also nearby, offering restaurants, leisure facilities, and a health club. The seafront, Queen's Park, and the South Downs are minutes away, while good schools, the hospital, and transport links to the city centre, mainline station, Gatwick, and London make this an appealing choice for both families and investors.





Education

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton Prep., Roedean, Montessori

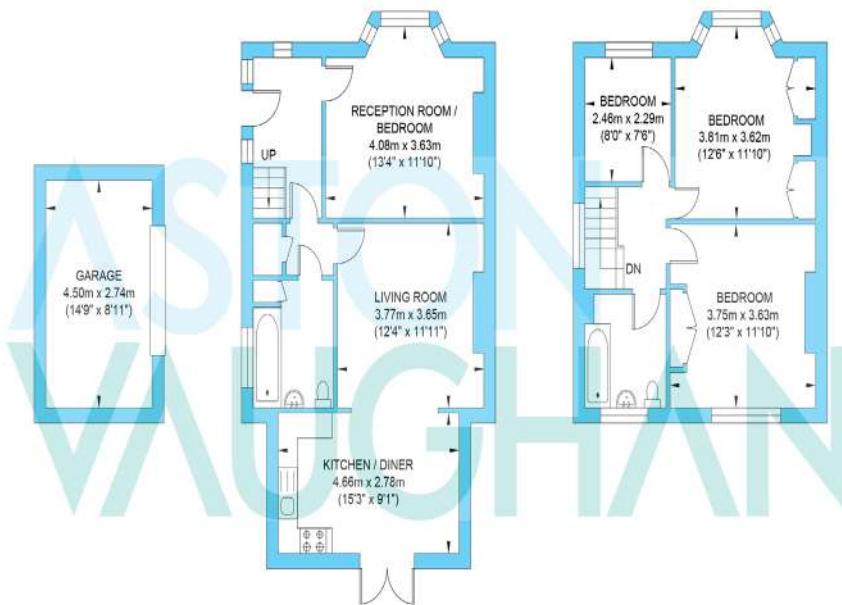
Good To Know:

Brighton is a vibrant coastal city known for its historic Royal Pavilion, seafront, and pier. The area offers a wide range of restaurants, cafés, and independent shops, whether along the beachfront, in the Georgian Lanes, or the central shopping districts, all within easy walking distance.

The beach is close by, home to Sea Lanes outdoor swimming pool and Soho House's Brighton Beach House. Kemp Town Village is also within walking distance, offering local amenities, the hospital, and well-regarded schools such as Brighton College.

Other nearby highlights include the Marina with its health club, cinema, and supermarkets, as well as Queen's Park, the South Downs, and a local golf course. The location is well connected, with bus routes across the city, Brighton Station for fast links to Gatwick and London, and good road access to the A23 and A27. Parking permit Zone H currently has no waiting list.

Arundel Street



Garage
Approximate Floor Area
132.71 sq ft
(12.33 sq m)

Ground Floor
Approximate Floor Area
598.68 sq ft
(55.62 sq m)

First Floor
Approximate Floor Area
454.23 sq ft
(42.20 sq m)



Approximate Gross Internal Area (Excluding Garage) = 97.82 sq m / 1052.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.