



Arundel Street, BN2

£185,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Arundel Street, BN2

Studio Apartment | 350 sq ft | Oblique Sea Views

Nestled on the highly sought-after Arundel Street in East Sussex, this delightful ground floor studio apartment presents an exceptional opportunity for first-time buyers, investors, or those seeking a convenient coastal retreat. Offered to the market chain-free, this property ensures a smooth and swift transaction, allowing you to quickly settle into your new home or begin generating rental income.

Upon entering, you are greeted by a well-proportioned reception area that seamlessly integrates living and sleeping zones, designed to maximise space and natural light. The clever layout provides a comfortable and versatile environment, perfect for modern living. Large windows invite ample daylight, creating an airy and inviting atmosphere throughout the day. The neutral décor offers a blank canvas, ready for you to infuse your personal style and create a truly bespoke living space



One of the standout features of this charming studio is the captivating oblique sea views. Imagine waking up to the gentle sounds of the coast and enjoying glimpses of the sparkling English Channel from the comfort of your own home. This unique aspect adds a touch of coastal charm and provides a serene backdrop to everyday life, making it a truly special place to reside.

The apartment boasts a separate, well-appointed kitchen area, thoughtfully designed to provide all the essentials for culinary pursuits. While compact, it is highly functional, offering ample storage and workspace. Adjacent to the main living area, the contemporary bathroom is fitted with a modern suite, including a shower, wash basin, and WC, all finished to a good standard, ensuring comfort and convenience.

Location is paramount, and this property excels in its prime position. Arundel Street is renowned for its vibrant community and excellent connectivity. Residents will benefit from being just a stone's throw away from the bustling marina, offering a plethora of leisure activities, waterfront dining options, and scenic walks. For those who enjoy the outdoors, the nearby coastline provides endless opportunities for relaxation and recreation.



Furthermore, the apartment benefits from superb transport links. Regular bus routes into the vibrant city centre are easily accessible, providing effortless commutes and access to a wider array of shops, restaurants, cultural attractions, and entertainment venues. Whether you work in the city or simply enjoy exploring its offerings, the convenience of public transport from your doorstep is a significant advantage.

This ground floor studio apartment represents an outstanding investment opportunity in a desirable East Sussex location. Its chain-free status simplifies the buying process, making it an attractive proposition for those looking to move quickly. The combination of oblique sea views, proximity to the marina, and excellent transport links ensures a lifestyle of comfort and convenience. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

#### Education:

Primary: Queen's Park Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

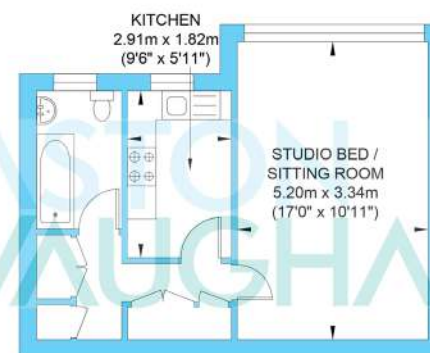
Private: Brighton College, Brighton Prep., Roedean, Montessori

#### 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.

### Arundel Street



Approximate Floor Area  
350.90 sq ft  
(32.60 sq m)

Approximate Gross Internal Area = 32.60 sq m / 350.90 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.