



hamlyn
smith.

Arundel Terrace, Brighton, BN2 1GA

OIEO £400,000

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 2 Bedrooms

 1 Reception

 2 Bathrooms

A truly unique, large two bedroom apartment located on Arundel Terrace. Part of the Regency Kemp Town Estate, residents are key holders for the Enclosures - six acres of beautiful, secure, gated gardens, with a private tunnel to the beach.

- A large two bedroom apartment
- Access to the Kemp Town enclosures
- Located in a Regency Townhouse
- No onward chain
- Circa 1000 sq ft
- Located on Brighton seafront





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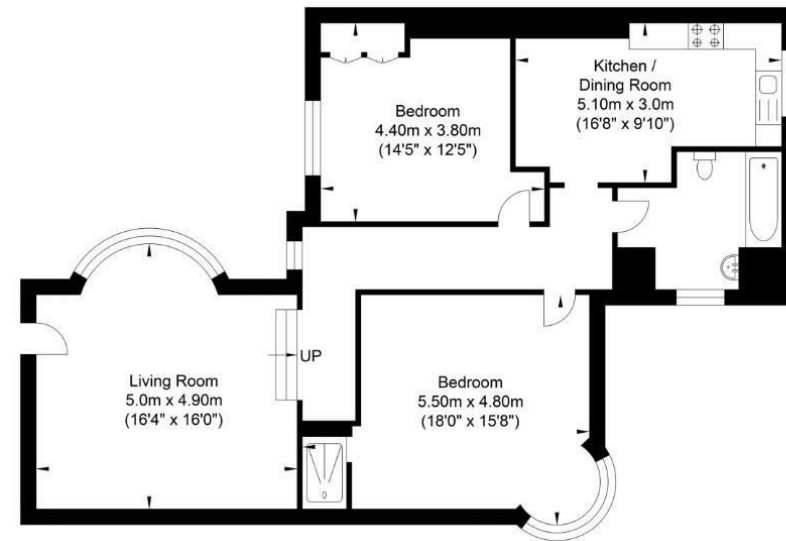
This 2-bedroom apartment offers circa 1000 sq. ft of spacious, sunlit rooms. Featuring an elegant reception area perfect for entertaining, a stylish kitchen, and a modern bathroom, it seamlessly blends contemporary living with two secluded double bedrooms. Situated between the Marina and the charming al fresco lifestyle of Kemptown Village, it's within walking distance to local shops and cafés, with the vibrant shopping, dining, and arts scene of Brighton just a 25-minute seafront stroll or a short bus or cab ride away.

The private, secure entrance leads directly into a reception area boasting high ceilings, classic oak flooring, and a broad, rounded window that floods the space with sunlight. This generous room is ideal for relaxing or entertaining, with steps leading to a vaulted passageway and the kitchen. Designed for entertaining, the kitchen centers around a touch induction hob and electric oven, both under a hood with adjustable lighting. Large windows ensure the space is always bright and inviting, complemented by high-end appliances, including an integrated wine cooler.

At the end of the hall, the luxurious bathroom features a contemporary door, a sleek bath with a rainfall shower, a chic handbasin, and a heated towel rail.

Both double bedrooms are spacious and ready to move into, complete with fitted wardrobes and plenty of floor space, offering guests a quiet retreat. The principal bedroom, a tranquil haven, features a semi-circular leaded window that brings in ample sunlight and a floor-to-ceiling glass brick panel that discreetly conceals a fabulous en suite shower.

Arundel Terrace



First Floor
Approximate Floor Area
974.13 sq ft
(90.50 sq m)

Approximate Gross Internal Area = 90.50 sq m / 974.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

