



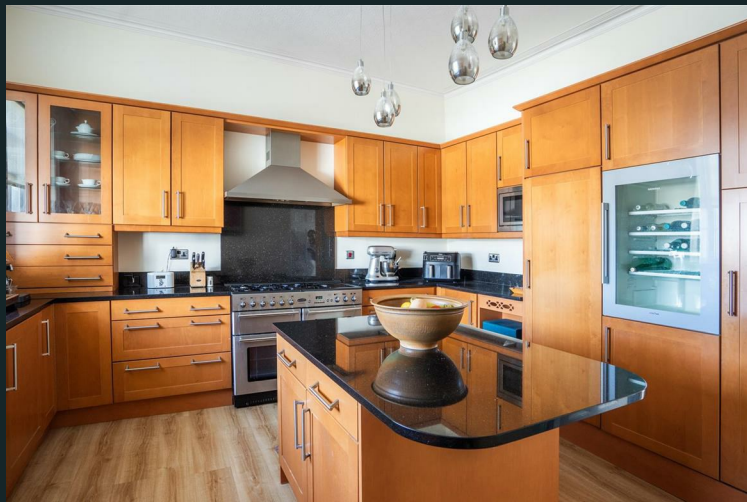
Arundel Terrace, Brighton

Guide price £700,000 - £800,000



Property highlights

- Located in one of the most prestigious buildings in Brighton
- Private access to Sussex Square gardens
- Modern white bathrooms with marble effect floors
- Ample storage space throughout
- Uninterrupted sea views from the living room and bedrooms
- Spacious kitchen with centre island
- Beautiful original features
- Neutrally decorated with plush carpets



Guide price £700,000 – £750,000. This stunning three-bedroom maisonette is located in one of the most prestigious buildings in Brighton and has uninterrupted sea views from its living room and bedrooms. With accommodation over two floors and private access to Sussex Square gardens, it's a rare find.

The Property

As you approach Arundel Terrace you are met with a well-presented white facade, uniform black railings, and black front doors. Through the front door of the building is a grand entranceway, with high ceilings and stairs leading up to the second floor. You enter the maisonette into a hallway, decorated in neutral hues with plush carpet. Off the hallway is a spacious kitchen, complete with centre island, ample cupboard space, wine fridge, and double Rangemaster oven.

An original curved door leads you into the pièce de résistance of this apartment - the living/dining room. Bathed in light from its three large windows this room offers spectacular uninterrupted sea views. From here you can while away the day watching the world go by outside. A pretty feature fireplace and modern gloss units offer a good-looking secondary view for evenings.

Stairs lead to the second floor of this maisonette where you'll find three good-sized bedrooms. There's also a modern family bathroom with marble effect floors and a matching en-suite off the principal bedroom. Fitted wardrobes offer ample storage in two of the bedrooms.

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Share of Freehold

Length of Lease: 999 years from 16th January 1987

Service Charge: £3,000 per year (payable in two half-yearly instalments)

Ground Rent: Peppercorn

Ground Rent Review Period: Annually

Council Tax Band: D

The Area

Arundel Terrace is located just off Marine Parade, which runs along the coast through Brighton. It is situated just west of Brighton Marina with uninterrupted views across the pebbled beaches and out to sea. Brighton Marina is home to a supermarket, cinema, David Lloyd gym as well as a host of restaurants and cafes around its pretty harbours. On the seafront, a new development has introduced an outdoor Olympic-sized swimming pool, beach sauna, shops, food outlets, and a bar. This joins the existing mini golf course and children's playpark. Here you also have Volk's Electric Railway, built in 1883, which still runs along the seafront. From the apartment, the centre of Brighton can be reached in just thirty minutes on foot. To the east is the picturesque village of Rottingdean, with its pretty pond and welcoming pubs, which can be accessed via the Undercliff Walk.

Transport Links

Arundel Terrace is well-connected with the centre of Brighton, Brighton Station, and Rottingdean by a regular bus service that stops directly outside the property. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is a fifteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and twenty-minutes drive away. Outside the property, there is permit-holder parking.

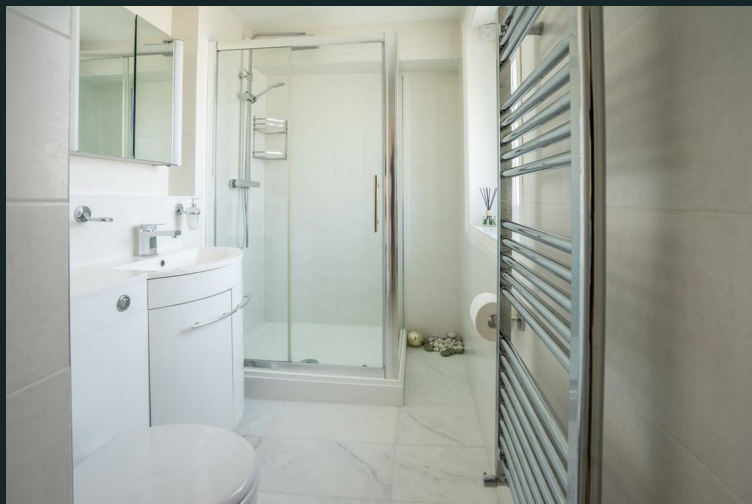
What We Think

"As soon as we walked into this property we fell in love with it. Its south-facing windows bathe it in natural light and present a breathtaking view of the sea. Anyone that wants a property with a view - this one's for you!"

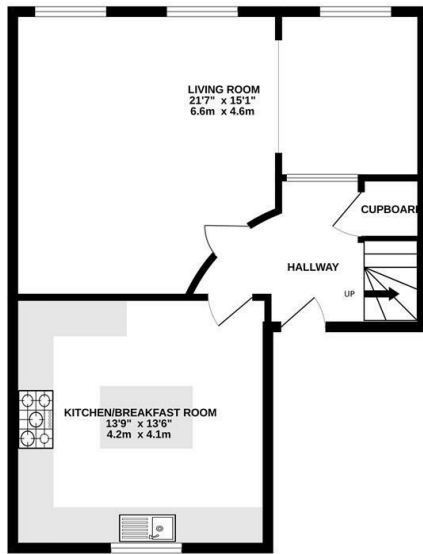
Georgia Radford, Director & Co-Founder at Number Twenty Four



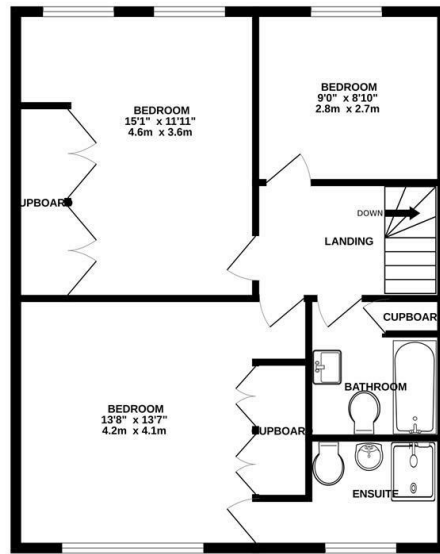




SECOND FLOOR



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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