



**Arundel Road, Brighton BN2 5TE**



**welcome to**

**Arundel Road, Brighton**

An end of terrace, red brick house with Three double bedrooms, Two Reception Rooms, a West Facing Garden and Off Street Parking. The property is found in a Very Popular Location, just Moments From The Sea! It has Huge Potential and is being Sold With No Onwards Chain.





Total floor area 126.3 m<sup>2</sup> (1,359 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Fox and Sons are delighted to offer an amazing end of terrace red brick house which is being sold with no onwards chain.

It is particularly spacious and offers versatile living, it also offers huge potential to convert and remodel to create an amazing family home.

Currently it has three double bedrooms, two reception rooms and a through lounge/diner.

To the rear of the house there is a West facing garden and off-street parking to the rear of the garden.

The house is situated in a great location with close proximity to Brighton Marina, it is also a short walk from the beach and Kemp Towns local amenities are close by.

welcome to

## Arundel Road, Brighton

- Red Brick Family Home
- Three Bedrooms
- Two Reception Rooms
- Off Street Parking
- West Facing Garden

Tenure: Freehold EPC Rating: E

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET107649](https://fox-and-sons.co.uk/Property/KET107649)



Property Ref:  
KET107649 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01273 688148**



[kempton@fox-and-sons.co.uk](mailto:kempton@fox-and-sons.co.uk)



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)