



Guide Price
£325,000

**Share of
Freehold**

1x  1x  1x 

**Rear Basement Flat,
Arundel Terrace,
Brighton, East Sussex,
BN2**

cubitt & west
Helping you move forwards



Main features

- Moments from Kemptown seafront and a short stroll into the city centre
- Additional room, currently used as bedroom 2
- Kitchen with space for a table
- Private patio
- Access to the Kemptown enclosures, fully maintained gardens to enjoy year round

Accommodation

LOWER GROUND FLOOR

Kitchen : 13'10 x 8'10 (4.22m x 2.69m)

Lounge : 18'0 x 11'0 (5.49m x 3.36m)

Bedroom 1: 14'6 x 8'5 (4.42m x 2.57m)

Study (used as Bedroom 2): 12'2 x 7'0 (3.71m x 2.14m)

Bathroom

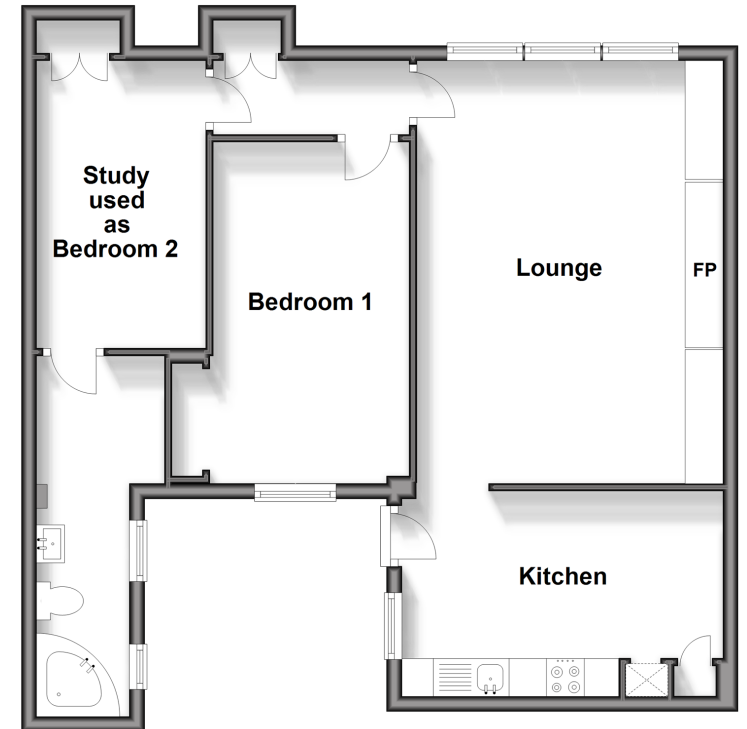
OUTSIDE

Front Patio

Communal Gardens

Lower Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



Call Central Brighton - 01273 820600 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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