

Bush Mews, Arundel Road, BN2 5ZL

A modern studio apartment with private street entrance, double glazing, and a mezzanine sleeping area. Perfectly located near Brighton Marina and local amenities.

Invest in a stylish and contemporary studio apartment situated in the sought-after area of Kemptown, Brighton. This fantastic property, located in Bush Mews, Arundel Road, offers modern living, convenience, and potential high rental returns. Whether you are a first-time buyer, investor, or looking for a pied-à-terre, this flat has it all.

As you step into this private gated mews, you will notice the private street entrance, providing a sense of exclusivity and security. The open-plan living space offers room for both living and dining spaces. The stylishly designed modern kitchen complements the contemporary feel, making it an ideal spot to whip up your culinary creations.

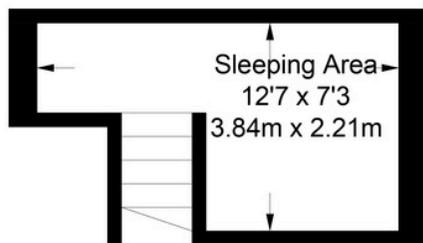
One of the standout features of this apartment is the mezzanine sleeping area, adding character and maximizing the use of space, and the shower room boasts a sleek design, enhancing the overall appeal of the property.

Location plays a crucial role, and this property delivers in that aspect. Situated in Kemptown, you will benefit from the vibrant and eclectic atmosphere of this area, with a wide range of shops, bars, and restaurants just a stone's throw away. For those who enjoy waterfront living and the bustling marina lifestyle, Brighton Marina is conveniently close, providing opportunities for leisurely walks, dining, and entertainment.

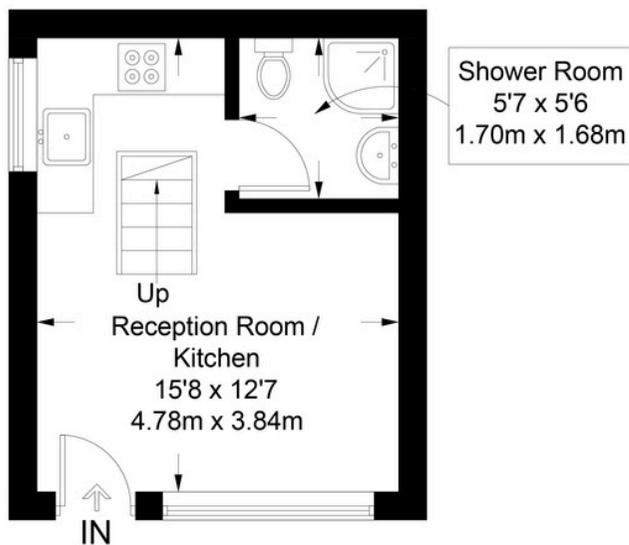
But the appeal doesn't stop there. This apartment presents itself as a fantastic investment opportunity, having recently been let for a £850 per month. The region's robust rental market coupled with the apartment's ideal location offers a steady return on investment.

For those looking to reside in this vibrant community, this property offers an effortless lifestyle. With no onward chain, you can move in hassle-free and start enjoying the fantastic amenities and leisure options provided close by.

Don't miss out on this attractive investment opportunity and comfortable living space; contact our dedicated team now to arrange a visit. Experience the convenience, modernity, and vibrancy that this Kemptown gem has to offer.



Mezzanine = 77 sq ft / 7.2 sq m



Ground Floor = 200 sq ft / 18.6 sq m

Approximate Gross Internal Area
 Ground Floor = 200 sq ft / 18.6 sq m
 Mezzanine = 77 sq ft / 7.2 sq m
 Total = 277 sq ft / 25.8 sq m

Illustration for identification purposes only,
 measurements are approximate, not to scale. © Oakley Residential 2016

Agents Notes

Tenure Leasehold
 A new 150 year lease will be granted upon completion
 Service Charge Approx £1,279.77 Per Annum
 Ground Rent N/A
 Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Your Sussex Property Expert

Brighton & Hove Office
 01273 688 881
 3-6 North Road, Brighton BN1 1YA
 www.oakleyproperty.com
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