

# 42 Arundel Place

Brighton BN2 1GD

Asking Price Of £550,000

- STUNNING NEWLY CONVERTED HOUSE
- COMPLETED TO AN EXEMPLARY STANDARD
- DESIRABLE LOCATION
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- FURTHER FIRST FLOOR SHOWER ROOM
- RECEPTION ROOM/OCCASIONAL BEDROOM
- ENSUITE BATHROOM

This stunning property has been fully refurbished back to brick and is wonderfully finished throughout, offering stylish and versatile accommodation arranged over three floors. The ground floor features an impressive open-plan kitchen, living and dining room, benefitting from a double aspect that floods the space with natural light. Finished to a high standard, this area provides an ideal setting for modern living and entertaining. To the lower floor is a second reception room, which could also be used as an occasional bedroom, complete with its own ensuite bathroom. The property further benefits from two well-proportioned first-floor bedrooms, each served by contemporary shower rooms, finished with quality fittings and sleek design.

The refurbishment has been completed with exceptional attention to detail, featuring wooden double-glazed sash windows throughout. The result is a bright, elegant and spacious home that blends modern comfort with classic style.

Situated in a highly convenient location, the house is within a short walk of Brighton College and the Royal Sussex County Hospital. The seafront and Brighton Marina are also nearby, with the city centre easily accessible.

**KITCHEN/LIVING AND DINING ROOM** Double aspect room with a beautifully fitted kitchen incorporating sink unit with mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with concealed extractor over, electric oven, integrated fridge/freezer, washing machine and dishwasher, cupboard housing gas fired boiler. Double glazed wooden sash windows, radiator.

**INNER HALL**

**CLOAKROOM** Comprising low level w.c, wash hand basin.

**FIRST FLOOR**

**LANDING**

**BEDROOM 1** Double aspect with double glazed wooden sash windows, radiator.

**BEDROOM 2** Wooden double glazed sash windows, radiator.

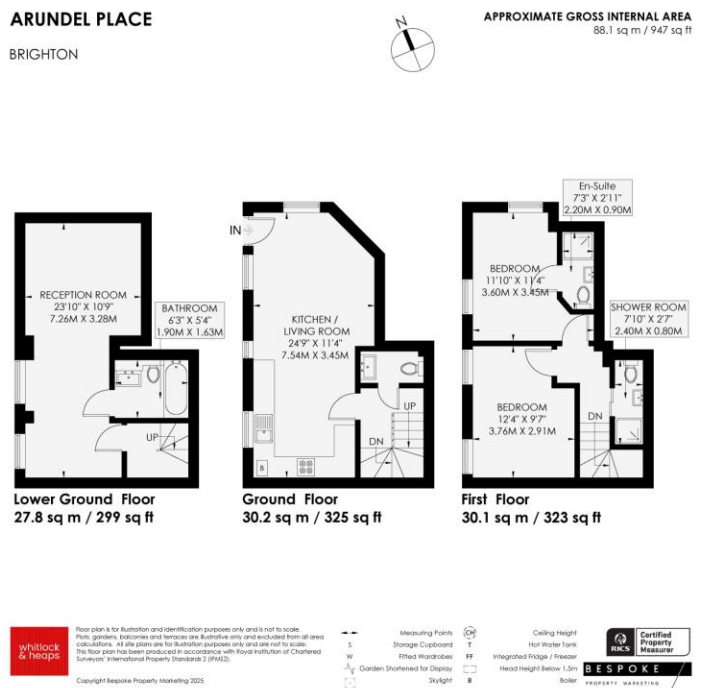
**SHOWER ROOM** Comprising walk in shower, wash hand basin with unit under, low level w.c, heated ladder style towel rail.

**ENSUITE SHOWER ROOM** Comprising walk in shower, wash hand basin with unit under, low level w.c, heated ladder style towel rail.

**LOWER GROUND FLOOR**

**RECEPTION ROOM/OCCASIONAL BEDROOM** Two double glazed wooden sash windows with lightwell, radiator.

**ENSUITE BATHROOM** White suite comprising panelled bath with shower over, wash hand basin with unit under, low level w.c, heated ladder style towel rail, part tiled walls.



65 Sackville Road, Hove BN3 3WE  
sales@whitlockandheaps.co.uk  
01273 778577



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