



38b, Arundel Road, Brighton, BN2 5TB

**Spencer
& Leigh**



38b, Arundel Road,
Brighton, BN2 5TB

£1,150 Per Month -

- Well presented one bedroom apartment
- Located in a quiet position on first floor
- Modern fitted kitchen
- White bathroom suite
- Contemporary, neutral interior theme
- Gas fired central heating
- Double glazed windows
- Available March on an unfurnished basis
- Popular location within Kemp town
- Viewing recommended

ZERO DEPOSIT OPTION AVAILABLE - Located a stones throw from the vibrant Brighton Marina, this stylish one bedroom apartment occupies a quiet location at the rear of this attractive building. In our opinion, the sought after location would suit a professional couple or single occupancy, the bright and airy interior features a neutral colour scheme and grey carpets which generate a contemporary feel. There is a good size lounge which leads into the double bedroom which benefits from fitted wardrobes. The modern fitted kitchen has integrated appliances and space for a small breakfast table. There is a white bathroom suite and a useful shower over bath. The apartment has gas fired central heating and double glazed windows. A pleasant view towards farmland can be enjoyed from the lounge and kitchen. The communal areas and entry phone system have recently been renewed creating a great first impression. The Royal Sussex Hospital, a variety of cosmopolitan cafe's and bars along with the seafront are all located within walking distance. Available at the end of March on an unfurnished basis. Internal viewing is highly recommended. Council Tax band B.



Arundel Road sits up the cliff from Brighton Marina, just east of the Kemp Town Conservation area. There are local shops nearby and Kemp Town Village, where there is a range of independent boutiques, coffee shops, delicatessens, pubs and restaurants, plus bank and post office. Brighton college and Roedean are easily accessible from this house.



Communal Entrance

Living Room
15'3 x 10'1

Kitchen/Breakfast Room
12'3 x 8'1

Bedroom
10'5 x 10'1

Bathroom

Property Information

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: On street permit parking zone H

Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

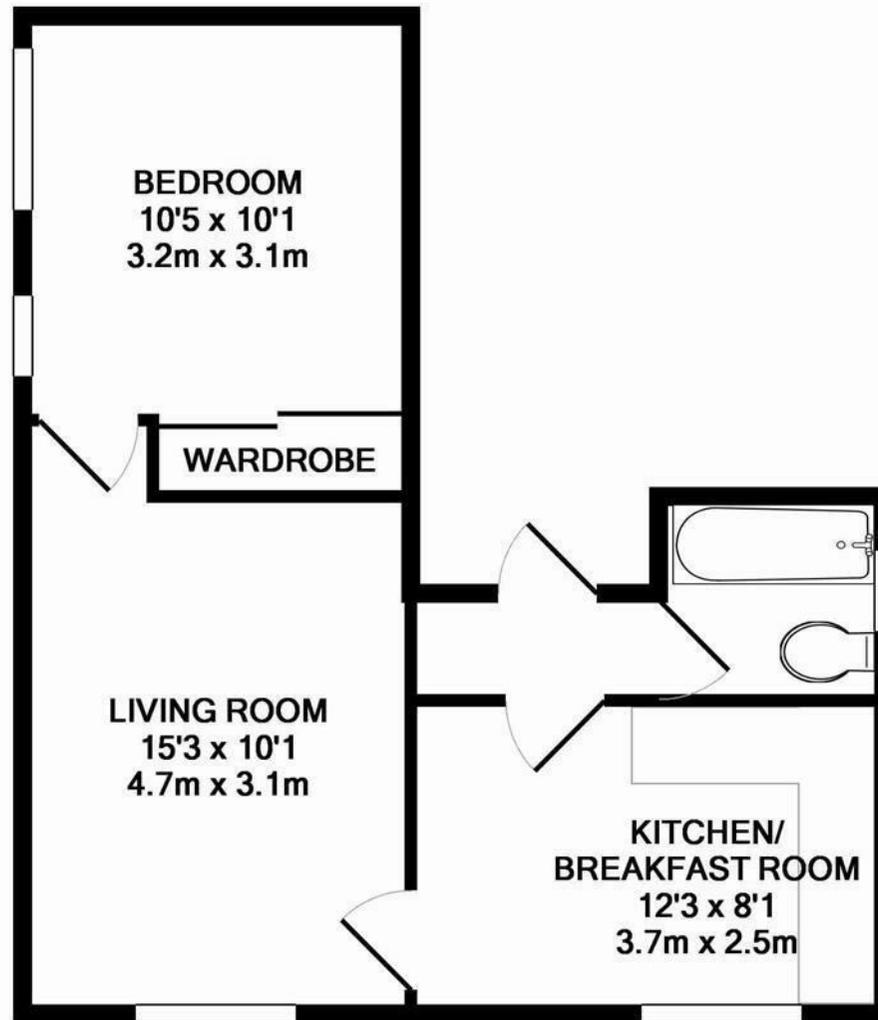
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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