



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

£375,000

Arundel Street

Brighton, BN2 5TG



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PROPERTY SUMMARY

GUIDE PRICE £375,000 - £400,000

This beautifully presented split-level period maisonette is ideally located within walking distance of Kempdown Village, Sea Lanes (with its 50m lido and fitness facilities), the seafront, Brighton Marina, and the Royal Sussex County Hospital.

The property offers a spacious living room with large sash windows and a wood-burning stove, a separate modern kitchen, two bedrooms, a utility room with WC, and a contemporary bathroom. Additional benefits include a large loft and cellar, providing excellent storage.

The open-plan lounge/dining area features a DEFRA-approved Danish log burner, creating a warm and inviting space for the colder months. The kitchen is well-equipped with integrated under-counter appliances, including a dishwasher, fridge, freezer, a five-ring gas hob, and a waist-height electric fan oven. The adjoining utility room includes a washing machine, vanity unit, WC, and underfloor log storage.

Upstairs, the principal bedroom is generously sized with built-in wardrobes, while the second bedroom offers flexibility as a guest room, dressing room, or home office.

The bathroom is fitted with a walk-in shower, underfloor electric heating, and an integrated water softener.

A standout feature is the private roof terrace, offering far-reaching views across Brighton seafront and the South Downs, ideal for outdoor dining and entertaining.

The property also benefits from double glazing for improved insulation, gas central heating (Hive-compatible), residents' on-street parking (Zone H), and excellent transport links, including 24-hour bus services to the city centre and Brighton Station.

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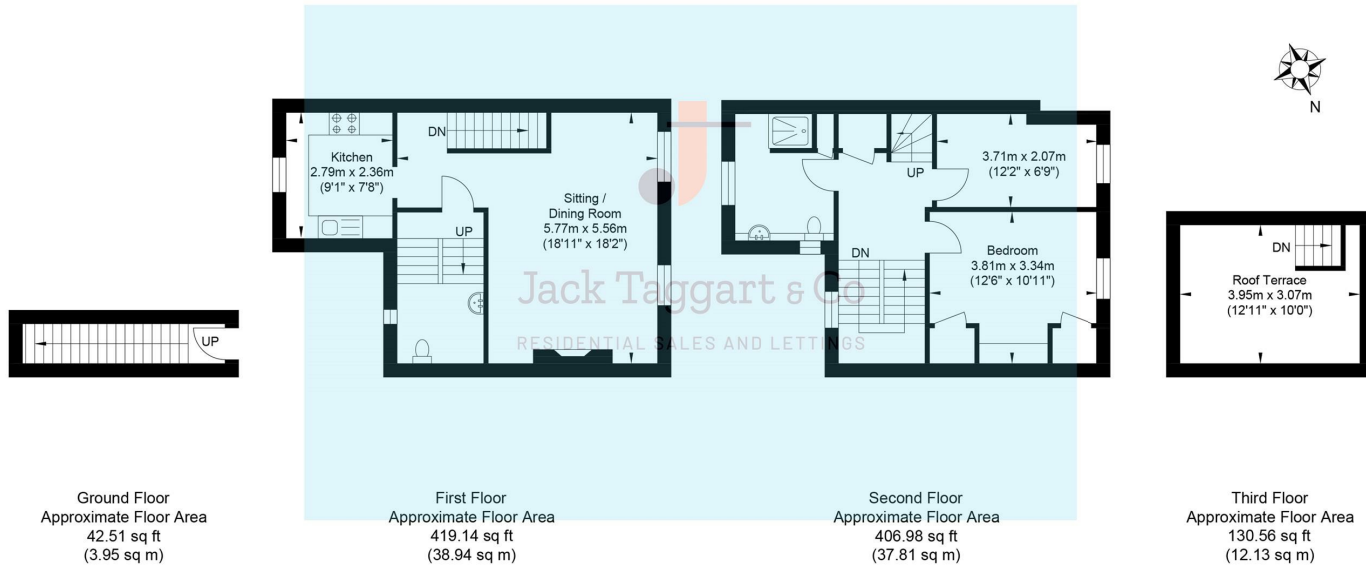






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Approximate Gross Internal Area = 92.83 sq m / 999.19 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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