



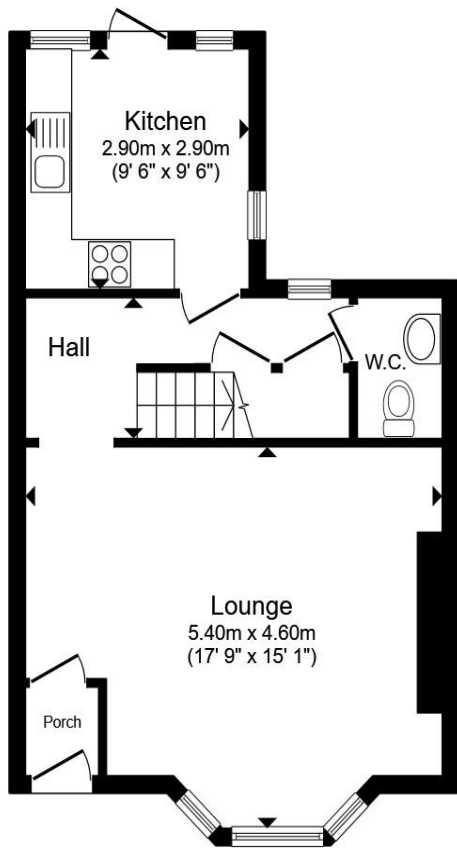
Arundel Street, Brighton, BN2 5TG

welcome to

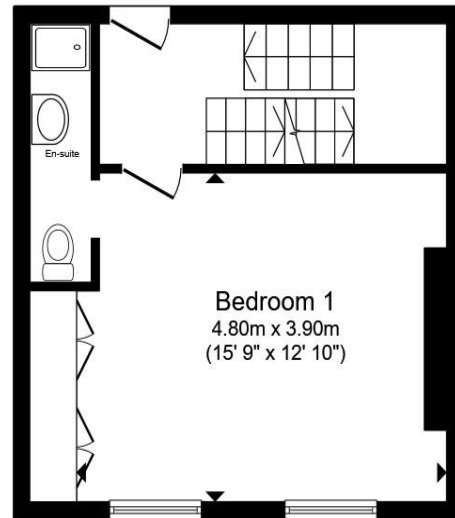
Arundel Street, Brighton

****Guide Price £450,000 - £475,000**** A spacious three-bedroom maisonette sold with share of freehold arranged over three floors and offering approximately 1,100 sq. ft. of accommodation. Featuring a large living room, separate kitchen, main bedroom with en-suite, family bathroom and a private terrace

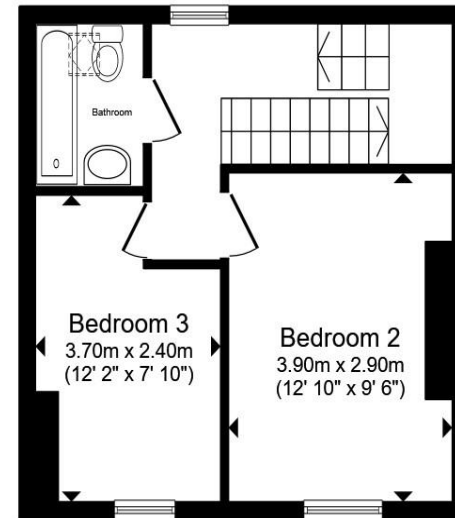




Ground Floor



First Floor



Second Floor

Total floor area 102.2 m² (1,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in a highly convenient central Brighton location, this spacious three-bedroom maisonette offers over 1,100 sq. ft. of versatile accommodation arranged over three floors, together with the rare benefit of a generous private roof terrace. The property is accessed via its own private entrance and opens into a welcoming hallway leading to an impressive living room measuring over 17ft in length. The bright and spacious reception room provides ample space for both seating and dining, with a characterful bay window enhancing the sense of light and space. To the rear, the separate fitted kitchen enjoys a practical layout, whilst a useful ground floor cloakroom completes the accommodation on this level. The upper floors provide three well-proportioned bedrooms. The main bedroom occupies the first floor and benefits from its own en-suite shower room. On the second floor are two further bedrooms, served by a family bathroom. A particular feature of the property is the delightful private terrace. The elevated position offers an open outlook and a sunny aspect, creating a wonderful extension of the living accommodation. Arundel Street is ideally positioned within easy reach of Brighton city centre, Brighton Station, the seafront and a wide range of independent shops, cafés, restaurants and amenities. The property would make an excellent main residence, investment purchase or seaside home.

welcome to

Arundel Street, Brighton

- Guide price £450,000 - £475,000
- Share of freehold
- Three-bedroom maisonette
- Arranged over three floors
- Approximately 1,100 sq. ft. of accommodation

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000 - £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KET108511 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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