



# 41 Arnold Street

Brighton BN2 9XS

Asking Price Of £350,000

- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- KITCHEN
- LIVING ROOM
- REAR GARDEN
- IN NEED OF COMPLETE MODERNISATION
- NO ONWARD CHAIN
- DESIRABLE LOCATION

This mid terrace property is in need of complete modernisation offering tremendous potential to prospective buyers to reconfigure and design to their own requirements. Currently arranged with three bedrooms on the first floor and the kitchen, bathroom and living room to the ground floor having access to the private rear garden. The house is situated in this desirable location just off Elm Grove and within walking distance of local amenities. Being sold with no onward chain.

**ENTRANCE HALL** Exposed floorboards, wall mounted electric radiator, cupboard housing electrics, under stair storage.

**LIVING ROOM** Feature fireplace, exposed floorboards, west facing sash windows, electric radiator.

**KITCHEN** Incorporating stainless steel single sink with mixer tap and drainer, adjacent worksurfaces with cupboards and drawers below and matching eye level cupboards, space for fridge/freezer, oven, washing machine and tumble dryer, east facing double glazed window overlooking the garden, door to hall and rear exit. Inner hallway with cupboard housing water tank.

**GROUND FLOOR BATHROOM** White suite comprising panelled bath, pedestal wash hand basin, low level w.c., wall mounted radiator towel rail, dual aspect UPVC double glazed frosted windows, 'Mainrose' extractor fan.

## FIRST FLOOR

**LANDING** Loft hatch.

**BEDROOM 1** (West aspect) Exposed floorboards, electric radiator, UPVC double glazed window.

**BEDROOM 2** Exposed floorboards, electric radiator, UPVC double glazed window overlooking the garden.

**BEDROOM 3** Exposed floorboards, electric radiator, single sash window overlooking garden.

**REAR GARDEN** Concrete patio area with tree and shrubs to rear, enclosed by brick wall.

## ARNOLD STREET

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
732 sq ft / 68.0 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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