



Arundel Road

Brighton, BN2 5TE

£565,000 Share of Freehold

EPC Rating : C

- Meticulously refurbished 3 bedroom apartment
- Located on the first floor with views towards the sea
- Open plan kitchen/living with balcony
- 2 en-suite shower rooms and bathroom

H₂O
HOMES



This meticulously refurbished Victorian 3-bedroom apartment presents an exceptional opportunity to reside in a thoughtfully designed living space that effortlessly combines old period features with new contemporary fittings, offering a unique blend of charm and modernity. Situated on the first floor, this property offers views towards the sea, and moreover, with its great location, the beach is just a leisurely stroll away as is Brighton Marina and the new Sea Lanes development.

Upon entering the kitchen/living room you'll be captivated by the large floor to ceiling sash windows and open-plan design providing an ideal space for entertaining and relaxation. The inviting living area boasts an open fireplace, exuding warmth and character, while offering a cosy ambiance during cooler evenings. The well-appointed kitchen features sleek, modern fixtures and offers ample storage and the delightful balcony is easily accessed from the living room, providing an inviting outdoor retreat. This apartment boasts three double bedrooms, with two of the bedrooms featuring en-suite shower rooms, allowing for added convenience and privacy. Additionally, there is a thoughtfully designed bathroom that caters to the needs of the household. For those seeking an enriched lifestyle, this apartment is situated within walking distance of an eclectic mix of shops, restaurants and cafes in the Kemp Town area allowing you to explore and indulge in a variety of culinary delights and unique shopping experiences.

ENTRY

Communal front door with security entry system. Stairs to first floor. Individual door to apartment.

ENTRANCE HALL

Security video entry phone. Radiator. High level storage cupboard. Cupboard housing electrical distribution box. Power point. Coved ceiling. 3 ceiling lights. Engineered wood floor.

OPEN PLAN KITCHEN/LIVING AREA

17' 7" x 16' 5" (5.36m x 5m)

Living area: Two East facing floor to ceiling sash windows with views towards the sea. Curtain pole and curtains. Feature marble fireplace with open fire. Radiator. TV point. Telephone point. Power points. Ornamental coved ceiling. Ceiling light point with ornamental ceiling rose. Engineered wood floor. Kitchen: Range of wall and base units. Integrated appliances include Indesit double electric oven with induction hob and extractor hood over. Belling fridge/freezer and Sharp dishwasher. Composite sink with mixer tap. Worktop with tiled splashback. Power points. Engineered wood floor.

BALCONY

East facing with views towards the sea.

BEDROOM ONE

16' 10" x 11' 0" (5.13m x 3.35m)

East facing sash window with views towards the sea. Roller blind, curtain pole and curtains. High level storage cupboard. Radiator. Power points. 2 bedside wall lights. Coved ceiling. 4 ceiling lights. Fitted carpet.

EN-SUITE SHOWER ROOM

7'10" x 4'6" (2.40m x 1.38m)

Part tiled. Walk in shower with rain shower head and further hand held attachment. Inset recessed lit shelf and glazed shower screen. Wall hung hand basin with mixer tap and vanity cupboard. Mirrored cabinet with shaver point and lighting. Low level WC. Heated towel rack. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.



BEDROOM TWO

11' 0" x 9' 2" (3.35m x 2.79m)

West facing sash window. Roller blind, curtain pole and curtains. Radiator. 2 bedside wall lights. Power points. Coved ceiling. Ceiling light. Fitted carpet.

BATHROOM

7' 10" x 5' 9" (2.39m x 1.75m)

Part tiled. Panelled bath with mixer tap, rain shower head over and hand held shower attachment. Inset recessed lit shelf and glazed screen. Wall hung hand basin with mixer tap and vanity cupboard. Mirrored cabinet with shaver point and lighting. Low level WC. Heated towel rack. Cupboard housing washing machine. Extractor fan. Recessed ceiling lights.

Ceramic tiled floor.

BEDROOM THREE

9' 8" x 9' 2" (2.95m x 2.79m)

West facing sash window. Roller blind, curtain pole and curtains. Cupboard housing Alpha gas boiler and hot water tank. High level storage. Radiator. Power points. 2 bedside wall lights. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

6' 7" x 4' 3" (2.01m x 1.3m)

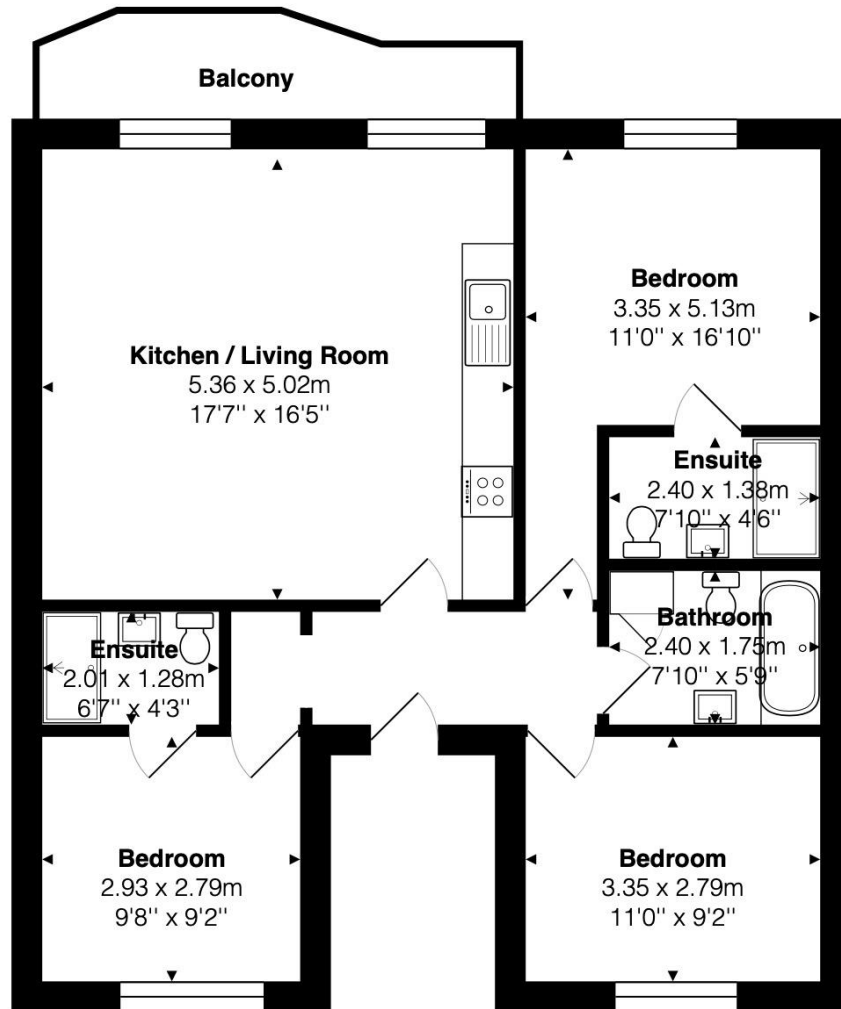
Part tiled. Walk in shower with rain shower head and further hand held attachment. Inset recessed lit shelf and glazed shower screen. Wall hung hand basin with mixer tap and vanity cupboard. Mirrored cabinet with shaver point and lighting. Low level WC. Heated towel rack. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.



PARKING


Permit parking Zone H





First Floor

Area: 76.4 m² ... 822 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

LEASE

999 years from November 2021

TENURE

Share of Freehold

LOCAL AUTHORITY

Brighton & Hove City Council

COUNCIL TAX BAND

Tax band B

OFFICE

34 Waterfront, Brighton Marina Village,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements