

Arundel Road
Brighton, BN2 5TE

£590,000 Share of Freehold
EPC Rating : D

- Stunning refurbished split level 2 bedroom apartment
- Living room and fitted kitchen/breakfast room
- En-suite shower room and family bathroom
- West facing courtyard patio

H2O
HOMES



Oozing quality and contemporary styling this split-level apartment is not just a residence; it's an embodiment of refined living in a great location! With its stunning refurbishment, convenient layout, and proximity to key amenities, this property offers a unique opportunity to experience the best of coastal living with a touch of Victorian grandeur.

Entering from street level the East facing living room is bathed in natural light through large sash windows providing views towards the sea and with a comforting log burner it's the perfect cosy space to relax and unwind in after a long day. On this level is the second double bedroom with a West facing aspect and an ensuite shower room for privacy and convenience. Moving downstairs the striking hallway wall is discreetly lit and naturally leads you to the kitchen/breakfast room. The kitchen is beautifully fitted out with integrated appliances and quality fitments and leads out onto the West facing courtyard patio, just the spot for summer alfresco dining! The main bedroom is delightfully spacious with the luxurious bathroom adjacent. In summary with oak engineered wood flooring and bespoke fitted furniture this wonderful 2 bedroom property exudes timeless elegance with modern conveniences seamlessly blending together for a contemporary lifestyle by the sea.

ENTRY

Communal front door with security entry system. Individual door to apartment. Gate and stairs to lower ground floor.

ENTRANCE HALL

Security video entry phone. Radiator. High level storage cupboard. Power points. Coved ceiling. 3 ceiling lights. Engineered wood floor.

LIVING ROOM

18' 3" x 11' 9" (5.56m x 3.58m)

East facing bay sash windows with views towards the sea. Fitted venetian blinds. Feature fireplace with open wood burning fire. Built in storage and shelf units with spot lighting. Radiator. TV point. Power points. Ornamental coved ceiling. Ceiling light point with ornamental ceiling rose. 3 further ceiling drop lights. Engineered wood floor.

BEDROOM TWO

9' 5" x 7' 11" (2.87m x 2.41m)

West facing sash window. Curtain pole, curtains and roller blind. High level storage cupboard. Radiator. Power points. 2 bedside wall lights. Coved ceiling. 3 ceiling lights. Engineered wood floor.

EN-SUITE SHOWER ROOM

Fully tiled. Walk in shower with rain shower head and glazed screen. Inset recessed lit shelf and glazed shower screen. Wall hung hand basin with mixer tap and vanity cupboard. Mirror and 2 side lights over. Low level WC. Heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

HALF LANDING

West facing window. Stairs with fitted carpet to lower ground floor. Feature wall with concealed lighting. 2 ceiling lights. Engineered wood floor.



LOWER GROUND FLOOR ENTRANCE

Part glazed door to entrance lobby. Cupboard housing electrical distribution box and gas meter. Power points. Recessed spotlight. Coir mat floor. Part glazed door to entrance hall.

KITCHEN/BREAKFAST ROOM

12' 1" x 9' 1" (3.68m x 2.77m)

West facing floor to ceiling window and door to terrace. Range of wall and base units. Integrated appliances include Lamona electric oven with glass induction hob and extractor hood over. Lamona under counter fridge and freezer and dishwasher. Composite sink with mixer tap. Worktops with tiled splashback. Power points. Glowworm gas combination boiler. Deep storage cupboard with lighting. Recessed ceiling lights. Engineered wood floor.

PATIO

Paved West facing courtyard terrace. 2 lights. Outside tap.



MAIN BEDROOM

11' 4" x 10' 1" (3.45m x 3.07m)

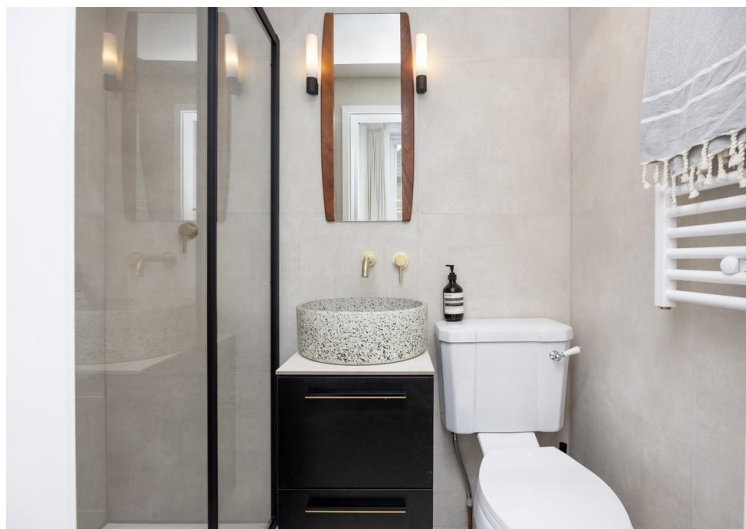
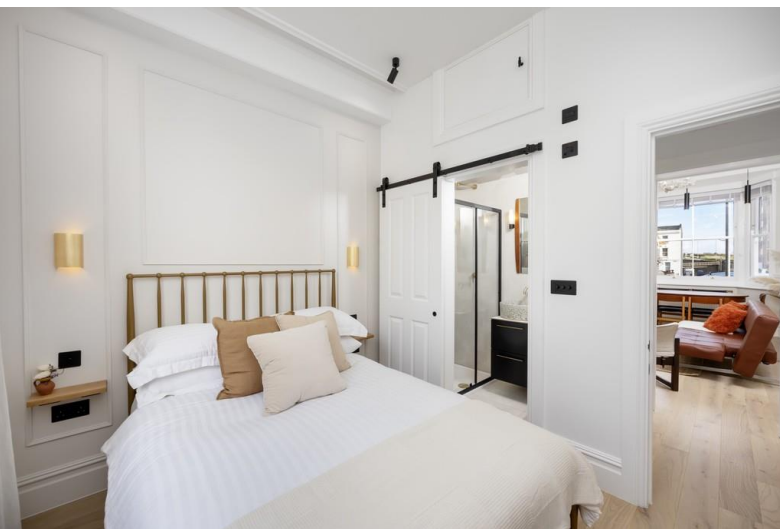
East facing sash window. Curtain pole, curtains and roller blind. Radiator. Power points. 2 bedside wall lights. Coved ceiling. 3 ceiling lights. Engineered wood floor.

BATHROOM

Fully tiled. Panelled bath with mixer unit, 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. Wall mirror. Storage shelves. Low level WC. Heated towel rail. Extractor fan. Recessed ceiling lights. Ceramic tiled floor.

PARKING

Permit parking Zone H



Arundel Road



Ground Floor
Approximate Floor Area
417.20 sq ft
(38.76 sq m)

First Floor
Approximate Floor Area
354.77 sq ft
(32.96 sq m)

Approximate Gross Internal Area = 71.72 sq m / 771.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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