



Courcels, Arundel Street, Brighton, BN2 5UB
Asking Price £425,000

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Enjoy fantastic coastal views from this spacious three bedroom apartment. Boasting enclosed balconies, modern kitchen, two bathrooms and a prime location.

Experience seaside living with this exceptional three bedroom apartment situated just off the Kemptown seafront. Boasting light and space this second floor apartment offers an east and west aspect, allowing for superb coastal views from every window.

Step into the long central hallway, complete with built-in storage cupboards providing ample space for your belongings. Adjacent is the generously sized west-facing lounge having a large window with picturesque views and access access to an enclosed westerly balcony.

The modern kitchen is equipped with plenty of cupboard space to accommodate all your kitchen essentials. Integrated appliances, including a microwave, oven, hob, and fridge freezer, make the cooking experience a breeze.

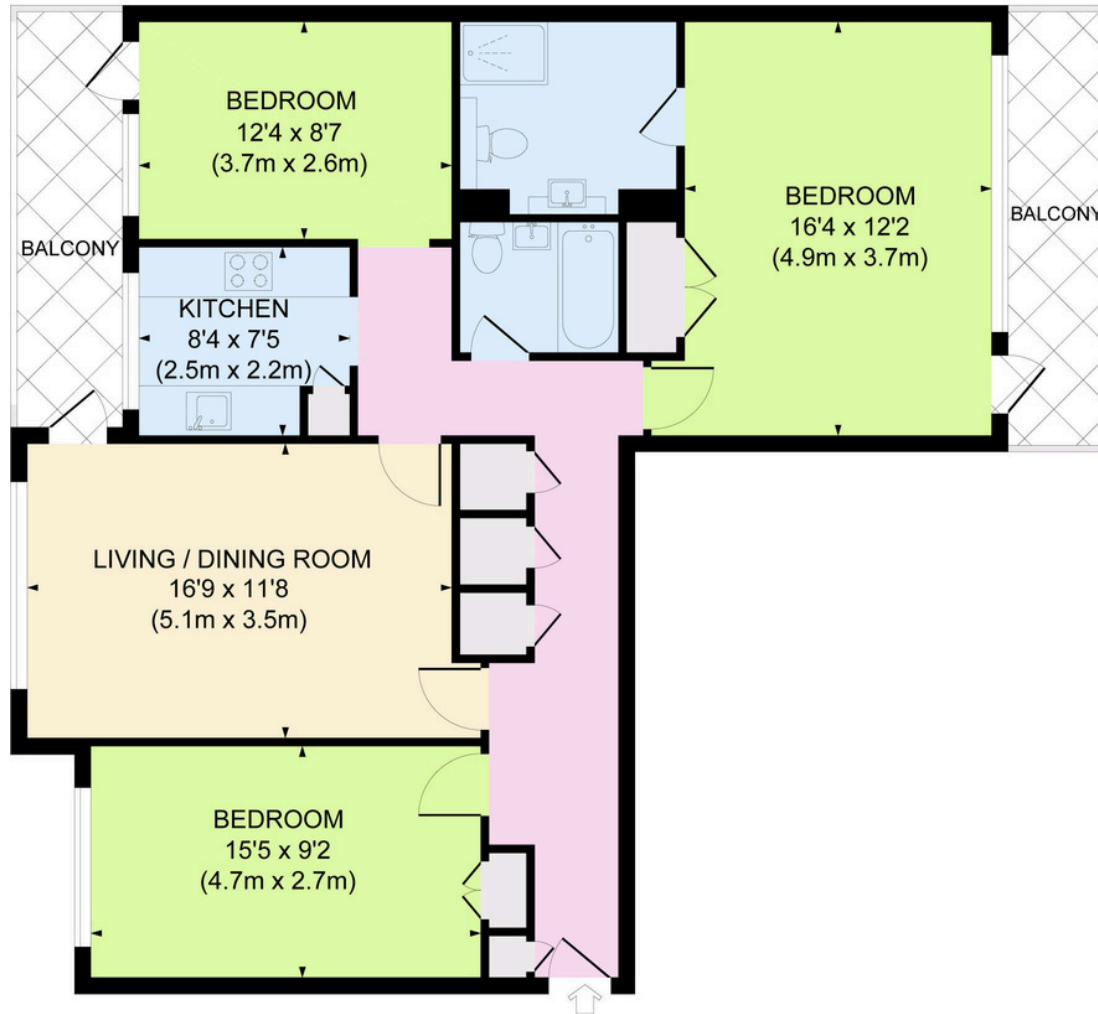
Two of the bedrooms offer delightful west facing views, presenting an idyllic backdrop to wake up to every morning. The primary bedroom is complemented by a built-in wardrobe and features an en-suite modern shower room with an oversized shower enclosure and a sink on a tastefully designed vanity unit. The primary bedroom also grants access to an east-facing enclosed balcony, where you can soak in the morning sun and enjoy moments of tranquillity overlooking Brighton Marina, the chalk Cliffs and Rottingdean windmill.

Completing this exceptional apartment is the tastefully modernised bathroom, with fully tiled walls and floors. Wash basin on a vanity unit and a concealed cistern WC.

Notably, this property is offered with no onward chain and features a lift for convenient access. Situated in an enviable coastal location, you'll find yourself within a short stroll of all the vibrant facilities in Brighton Marina, the seafront, and Kemptown village. Excellent transport links allow for easy commute in and out of Brighton, ensuring you're always well-connected.



Approximate Gross Internal Area
1,028 sq ft / 95.5 sq m

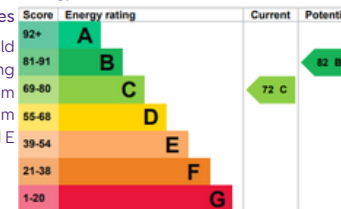


This plan for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass before making any decisions upon them.

Agents Notes

Tenure Leasehold
142 Year Lease Term Remaining
Ground Rent Approx £75 Per Annum
Service Charge Approx £4,200 Per Annum
Council Tax Band E

Energy Performance Certificate



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