



Arundel Terrace, BN2

£325,000

ARUNDEL LODGE

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Arundel Terrace, BN2

1 Bedroom | 1 Bathroom | Chain Free

502 sq ft | Access to Lewes Crescent enclosures

This impressive Grade I listed terrace is part of the Kemp Town Estate built for Thomas Kemp in 1825, and faces the sea. Set back from the coast road by a wall, gardens and service road with plentiful permit parking, this wonderful, Grade I listed building opens to an elegant communal hallway and an original staircase which sweeps to the first landing and the front door of this apartment.

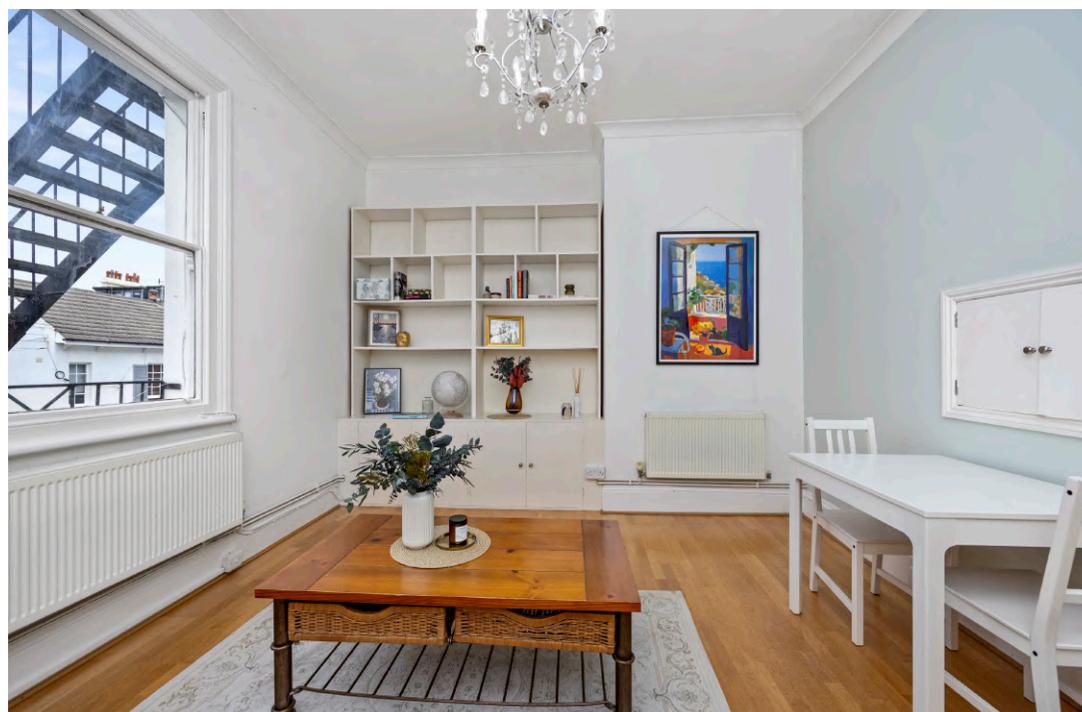
Inside, the ceilings soar, the rooms are spacious and windows are large so all of the rooms are inviting, and with an attic space and ample built in cupboards, shelves and cabinets. Storage should not be an issue here.

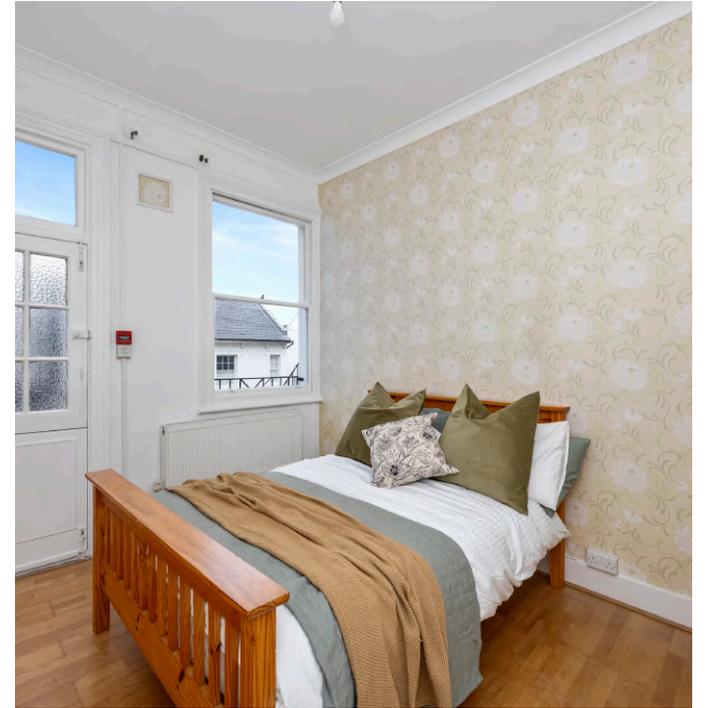
The front door opens to an inviting lobby with organised storage and wood flooring which flows up a few steps to a spacious passageway with designer paper and lined with storage which takes you to the living dining room and kitchen at the far end of the apartment.

A restful retreat, the elegant living dining room has floor to ceiling custom cabinets and shelving. With a high ceiling and large window it bathes in sunlight and has plenty of space for sofas and a dining table, and there's a hatch to the kitchen for seamless entertaining.

Easy to reach from the bedroom and the living dining room the kitchen is skilfully planned to deliver ample units and the working surfaces are solid wood. There's a choice of lighting for ambience, fashionable mosaic tiling and integrated appliances include an electric hob, oven and hood by the hatch for easy serving to the table. Bright and cheerful, there is also a separate utility space, also with natural light, housing the combi boiler and plumbing for a washing machine.

As you head back to the front door, on the left, the double bedroom at the back of the building is a quiet and comfortable double which is light and airy with beautiful wallpaper on a feature wall and a big window looking over the one way historic lane behind, and a stable door to the fire escape platform. Convenient for both the bedroom and for guests, a contemporary bathroom has natural light and a stylish finish which includes an Ultra shower above the bath and warming rails for towels.





OWNER'S THOUGHTS

"The apartment is light, spacious and quiet in a beautiful historic terrace. There's plenty of space to entertain inside but friends will love picnics in the amazing gardens or, with the tunnel to the beach, you can go to the beach or restaurants at the marina very easily. The location is perfect with everything you need on the doorstep from fresh local produce to a great choice of restaurants or bistro bars. If you want the theatre and the Lanes, it's a 20-25 minute walk either along the promenade or down St James's Street (which is on the Pride route), or a short cab ride."

LOCATION GUIDE

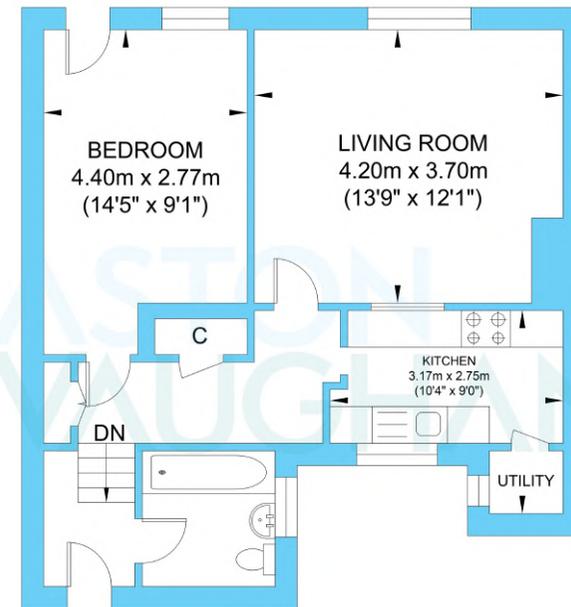
2 mins walk to shops & cafés

Brighton Station approx. 6-10 mins drive

Bus routes to whole of city, coast & universities

Queen's Park & East Brighton Park's tennis courts, cafés, 5-10 mins walk

Kemptown is one of the most fashionable locations in the city, bordered by beaches with beach bars, volleyball courts, yoga centre, playground and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has a Lidl, a Co-Op, post office and chemist. Between the pier, the horse racing course and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 20-30 minute walk by the sea or past the vibrant bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting feasible. For those who need a car, both the A23/27 and coast road are nearby.



FLOOR PLAN



First Floor
Approximate Floor Area
502.13 sq ft
(46.65 sq m)

Approximate Gross Internal Area = 46.65 sq m / 502.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

