

FREEHOLD



House - End Terrace (EPC Rating: D)

**33 ARUNDEL STREET, BRIGHTON, BN2
5TH**

£500,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - End Terrace located in Brighton

Close to the beach and the Marina, this expansive 3-4 bedroom home features a garage and maximizes its corner plot with a west-facing garden that wraps around two additional sides of the property. It's conveniently situated within walking distance of schools, parks, and the hospital, and boasts excellent transport links to the central shopping districts and the station. This house holds great potential to become a fantastic investment or your dream home.

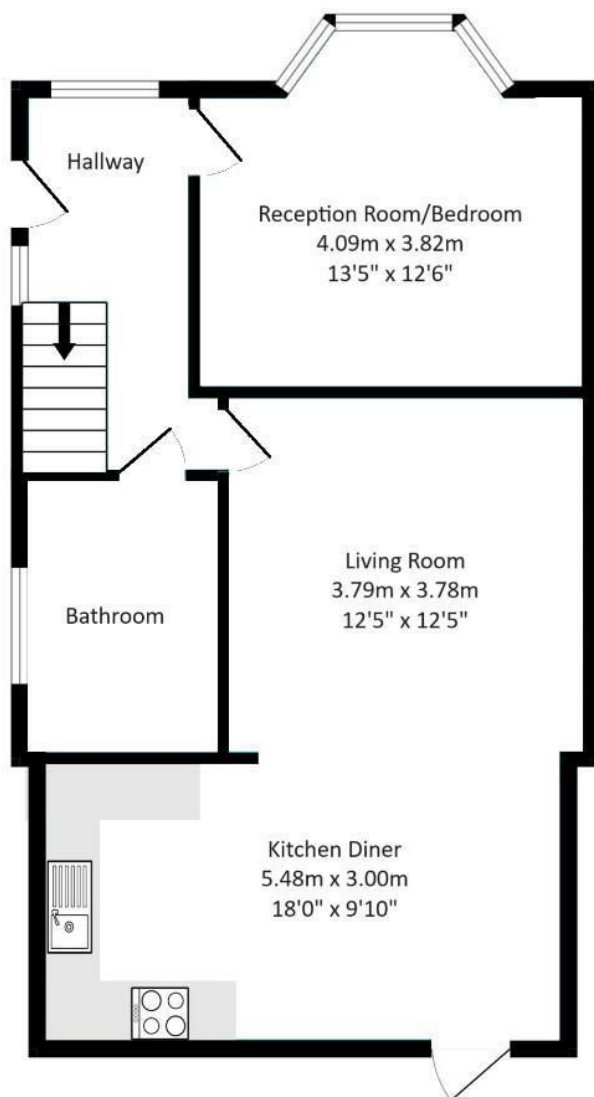
On a quiet street close to the beach, this 20th-century house is situated on a corner lot. It features a west-facing garden and a garage with access from the rear lane. The large bay windows at the front let in plenty of morning sunlight and offer views of the attractive period homes across the street. The living room opens into the kitchen, creating a spacious and inviting layout, while sliding doors lead out to the garden, perfect for indoor-outdoor living. All the bedrooms are generously sized, providing ample space for family or guests. Currently rented to students, this property offers the option to continue as a profitable investment or be transformed into a fantastic family home. With extra space on the side, there's also the potential for adding a single or double-story extension, subject to the necessary approvals. This house provides a great balance of charm and opportunity in a desirable location just minutes from the seafront, the golf course, and the Downs. You'll find local shops and cafes right at your doorstep, along with the Marina's shops, restaurants, and health club. Kemp Town Village, with its variety of cafes and bars, is within walking distance. Regular buses around the corner make it easy to get to central Brighton, the mainline station, Gatwick, London, and the universities at Falmer. This location offers a great mix of convenience and charm.

EPC: D

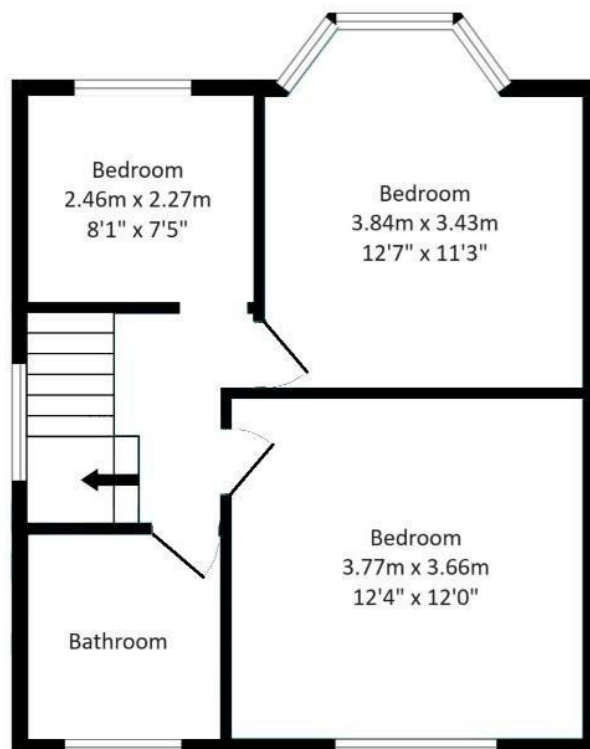
Council Tax: C



GROUND FLOOR
58.4 SQ.M. (629 SQ.FT.) APPROX



FIRST FLOOR
41.3 SQ.M. (445 SQ.FT.) APPROX.



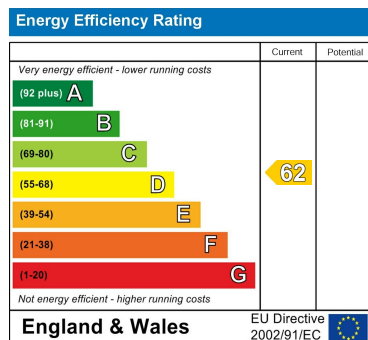
TOTAL FLOOR AREA: 99.8 SQ.M. (1074 SQ.FT.) APPROX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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