



Arundel Terrace, Brighton, BN2
Asking Price £650,000

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Sales and Lettings

INTRODUCING

Arundel Terrace, BN2

2 Bedrooms | 2 Bathrooms | Grade II Seafront Terrace
1263 Sq Ft | Stunning Sea Views |

Located directly opposite the beach, this grand apartment welcomes you with a secure entrance adorned with elegant Doric columns. Stepping inside, you are immediately greeted by an impressive communal lobby that is both well-maintained and meticulously organised. Ahead, stately doors lead you to an unexpected treasure: an uplifting inner sanctuary, lined with graceful Ionic columns. Here, an arched doorway once led to the hotel foyer (now no longer in use), while a large window bathes the space in natural light and frames a view of the sparkling English Channel. Discreetly tucked to the left, a lift provides effortless access to the second floor, where the apartment is tucked away, offering complete privacy—no other residents pass by your door. With a generous total space of approximately 112.3m² (1209 sq. ft.), this home invites you to enjoy both comfort and style in abundance.

The Roof Terrace:

At 5m x 3.5m (16'5 x 11'6), the private roof terrace is a sun-drenched oasis offering panoramic views across lush gardens, the glittering city, and the rolling countryside of the National Park. Accessible within a 10-minute walk, the National Park can be reached through a 72-par golf course or the expansive acres of East Brighton Park. This outdoor space is ideal for entertaining, with plenty of room for dining tables, relaxation areas, and summer celebrations. Decked underfoot, it is perfect for enjoying the sunshine or hosting evening gatherings. Fully open to the west, this terrace is a true sun trap. Plus, you'll have access to the beautifully landscaped, listed garden enclosures, further enhancing the appeal of this stunning home.

In every corner of this apartment, from the grand entrance to the luxurious living spaces and stunning roof terrace, there is an abundance of style, privacy, and timeless elegance, all set in one of the most desirable locations near the beach.





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The Lounge, Dining Room, and Kitchen:

A seamless fusion of spectacular sea views, which evolve daily, and classic, timeless interior design, this luxury duplex spans two spacious levels, offering an open flow between the exclusive south-facing entertaining spaces. Thoughtfully designed, the layout ensures privacy for the bedrooms, one of which doubles as a home office and opens directly onto the terrace. The central hallway immediately conveys a sense of space, leading in two directions. At the top of the broad staircase, to your left, the dining room provides 4.01m x 3.26m (13'2 x 10'8) of space, ideal for sophisticated gatherings. It allows guests to relax in seclusion, enjoying the view that stretches from the lounge through to the magnificent sea vista.

The Guest Room and Bathroom:

The stately proportions of the building, designed by the renowned Regency architects Busby and Wilds, are preserved in the second-level bedroom area. A spacious and conveniently located bathroom is accessed from the central hallway. Designed with luxury in mind, the glamorous guest room enjoys open, relaxing views and is not directly overlooked. It is generously sized at 5.26m x 3.50m (17'3 x 11'6) and features floor-to-ceiling fitted wardrobes. A door from the guest room leads out onto the sunny roof terrace, adding a touch of Regency romance to the space. The room's light and airy ambiance make it an ideal space for both rest and work, offering the potential to serve as a quiet home office.

The Principal Suite:

The tranquil principal bedroom exudes timeless elegance. A peaceful retreat, it boasts ample space and serene views of gardens that extend to the rolling Downs. A chic wall of closets provides abundant storage, while the ensuite bathroom offers a luxurious sanctuary. Designed for relaxation, it includes indulgent features such as a lit mirror, shaving point, and a towel-warming rail above the radiator, as well as a bathtub with a shower attachment, ensuring your personal comfort is always at hand.





Vendor's Comments:

"This Grade I listed terrace is truly stunning, and we've cherished the perfect balance it offers between socializing in the beautiful, gated gardens and entertaining privately on the roof terrace. Living here has been an absolute joy, with daily views of both the sea and the countryside serving as a constant reminder to get out and enjoy the best of both worlds. We've had so much fun in this vibrant seaside city, with something for everyone to enjoy, no matter your interests. Local amenities are fantastic, including the nearby High Street, and we especially love our local café and restaurant, Marmalade, as well as the charming bistro bar, Busby & Wilds, just around the corner."





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LOCATION GUIDE

Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

Good to Know:

Village shops 2 mins walk

St Luke's Ofsted outstanding 5 mins car

Brighton College 8 min walk, 3 by car

County Hospital 5 mins walk 2 by car

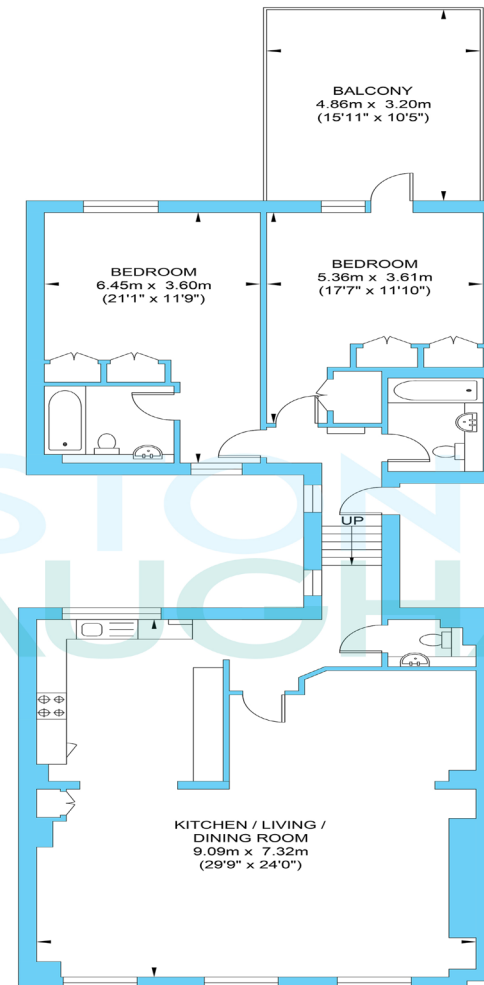
Sea 1 mins walk

Station 15-20 mins bus, 7-10 by cab

Location Summary:

Kemptown Village is a great place to be with a bohemian mix of cafés, shops, restaurants and even a farmer's market- and it is bordered by the sea. Local beaches have amenities including a sauna spa, lido, volleyball courts, yoga centre and café/bars. Within easy reach of the international shopping, restaurants, cinemas and theatres of the historic heart of the city it is convenient for the County, General and Nuffield Hospitals, Amex, the law courts and universities as well as parks and gardens which provide open spaces, sports facilities and host arts events in city festivals. The whole of Brighton and Hove including Brighton Station is easy to reach on foot, by bus or by car, and if you need a car permit zone H has no waiting list.

Arundel Terrace



Second Floor Flat
Approximate Floor Area
1263.46 sq ft
(117.38 sq m)

Approx. Gross Internal Floor Area (Excluding Balcony) = 117.38 sq m / 1263.46 sq ft