



Arundel Road, Brighton



Guide Price
£750,000
Freehold

- A WELL PRESENTED FOUR DOUBLE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER KEMPTOWN LOCATION
- IDEAL FAMILY HOME
- CLOSE PROXIMITY TO BRIGHTON SEA LANES & BRIGHTON MARINA
- DOUBLE GLAZED THROUGHOUT
- PERIOD FEATURES THROUGHOUT

*** GUIDE PRICE £750,000 - £800,000 ***

Robert Luff & Co are delighted to offer for sale this rarely available four bedroom house located in the heart of Kemptown. This well presented family home benefits from four bedrooms, open plan kitchen/dining with separate lounge, family bathroom and an outstanding, landscaped rear garden. Located on Arundel Road this home is moments from Brighton Seafront.

Nearby schools include the award-winning Brighton College and Roedean, while the state schools are also amongst the best in the city, and there is plenty to entertain you on your doorstep. Kemp Town Village is famed for its boutique shops, artisan food shops and eateries. Just a stones throw away you will find Brighton seafront with its array of activities, bars and restaurants.

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Accommodation

Entrance Hall

Living Room 15'2 x 12'5 (4.62m x 3.78m)

Reception Room 12'7 x 10'3 (3.84m x 3.12m)

Kitchen/Dining Room 21'2 x 10'10 (6.45m x 3.30m)

Bedroom One 16'8 x 15'3 (5.08m x 4.65m)

Bedroom Two 12'7 x 10'4 (3.84m x 3.15m)

Bedroom Three 11'10 x 10'11 (3.61m x 3.33m)

Bathroom

WC

Bedroom Four 17 x 13'9 (5.18m x 4.19m)

Landscaped Rear Garden

AGENTS NOTES

FREEHOLD

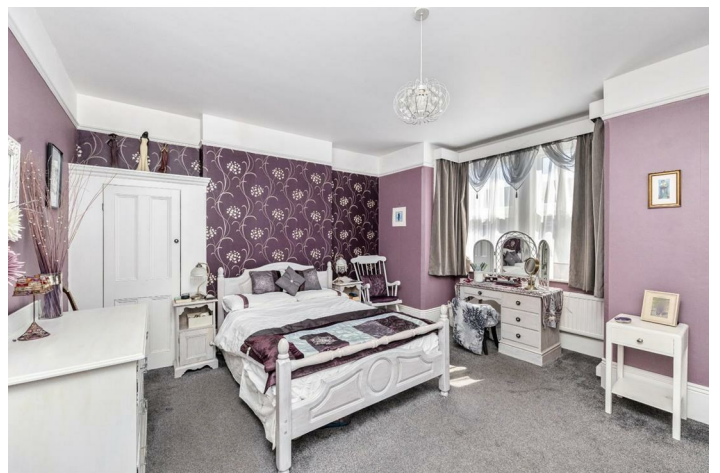
EPC: D

COUNCIL TAX: E

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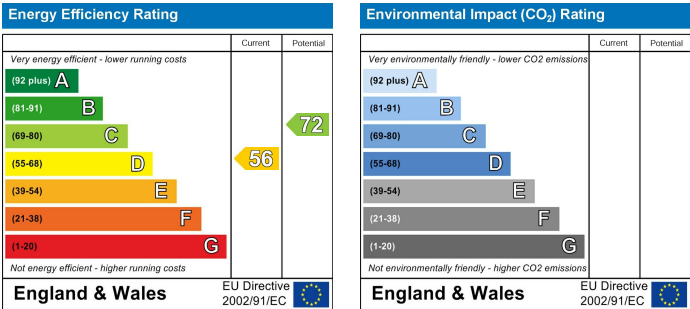




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Approximate Gross Internal (Including Eaves Storage) Area = 157.6 sq m / 1696.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.