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## Description

Robert Luff & Co are delighted to present this stunning two-bedroom maisonette, ideally positioned in the very heart of Kemp Town. Just moments from Brighton seafront, the property enjoys an enviable location with a supermarket and a vibrant selection of local shops, cafés and amenities right on its doorstep. Brighton Marina is also close by, offering a range of waterfront restaurants, bars, leisure facilities and scenic coastal walks.

Beautifully finished throughout, the maisonette boasts modern, contemporary styling with high-quality fittings, sleek décor and a bright, welcoming feel. The accommodation comprises a separate, well-appointed kitchen with space for dining table & chairs, a spacious living room ideal for both relaxing and entertaining, two well-proportioned bedrooms, and a stylish family bathroom, with the added benefit of an en-suite to the principal bedroom.

This exceptional home perfectly combines coastal living with city convenience and is available now.

PLEASE CALL FOR YOUR PRIVATE ACCCOMPANIED VIEWING.

## Key Features

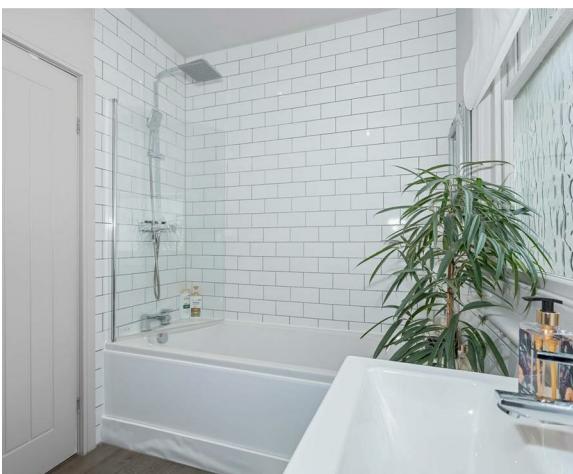
- TWO BEDROOM MAINSONETTE in a Prime Kemp Town location
- Two well-proportioned bedrooms
- FURTHER - EN-SUITE TO PRIMARY BEDROOM
- AVAILABLE NOW
- VIEWING ESSENTIAL
- Separate MODERN STYLISH KITCHEN with space for DINING TABLE & CHAIRS
- MODERN FAMILY BATHROOM
- EPC energy rating D (61)
- Modern contemporary decor and styling throughout



[robertluff.co.uk](http://robertluff.co.uk)

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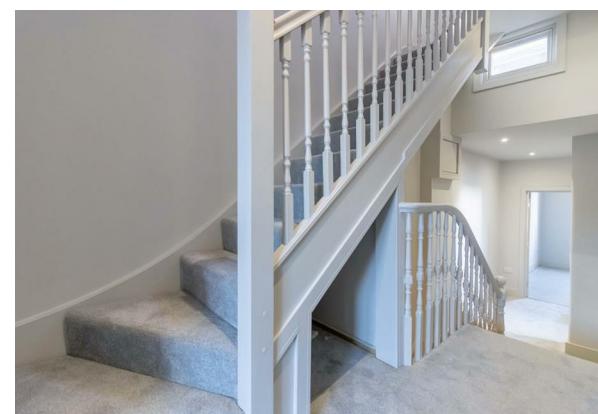
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## Floor Plan Arundel Road



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)		A		A	
(81-91)		B		B	
(69-80)		C		C	
(55-68)		D		D	
(39-54)		E		E	
(21-38)		F		F	
(1-20)		G		G	
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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