

## Arundel Street, Brighton, BN2 5TG

Approximate Gross Internal Area = 172.0 sq m / 1851 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

**Total Area Approx 1851.00 sq ft**

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**3 Arundel Street, Brighton, BN2 5TG**

**£800,000 Freehold**



## 3 Arundel Street, Brighton, BN2 5TG

With an imposing facade this double-fronted period property dates back to the 1850s. Substantial in size (1851 sq ft in total) and arranged over four levels, this charming early Victorian home oozes character. The well-arranged and spacious accommodation has a rustic-style finish and an inviting, homely feel with natural wood floors and some original features. The ground floor consists of a double aspect lounge with an impressive fireplace and French doors that lead out to a sun terrace, plus a bedroom/study. The garden level comprises a country-style kitchen/breakfast room giving access to an attractive rear garden with flint-walled boundaries, dining room, utility room, bathroom and separate WC. On the upper levels are four generously proportioned bedrooms, bathroom with freestanding bath, shower room plus WC and coastal views at the rear towards Brighton Marina and the sea. Located just a stone's throw from the seafront and Brighton Marina Village, and only a few minutes' drive from Brighton College, Roedean School and the Royal Sussex County Hospital the property would make an ideal family home.

### Approach

Wrought iron railings and tiled steps ascend to front door. Paved patio areas accessed from lower ground floor level.

### Entrance Hall

L-shaped with natural wood floors, stairs to upper and lower levels, fitted linen cupboard and two windows to rear.

### Living Room

4.55m x 3.80m (14'11" x 12'5") Dual aspect with bay window to front with shutter blinds, and French doors leading to rear sun terrace. Natural wood floor and period fireplace with marble surround.

### Bedroom/Study

3.17m x 2.71m (10'4" x 8'10")

Window to front, natural wood floor. Currently used as consulting room.

### LOWER GROUND FLOOR HALLWAY

Natural wood floor, stairs to ground floor.

### Kitchen/Breakfast Room

4.50m x 3.40m (14'9" x 11'1")

Country-style fitted kitchen with pine units at eye and base level and open shelving, worktops with tiled splashbacks, inset Butler sink with mixer tap, range cooker and spaces for appliances. Built-in cupboard, tiled floors, window to front and door to rear garden.

### WC

Two windows to either side, tiled floor, low-level WC, wash hand basin incorporating cupboard below, heated towel rail.

### Dining Room

4.48m x 3.67m (14'8" x 12'0")

Bay window to front, natural wood floor, open fireplace with gas flame-effect fire, recessed fitted cupboards with shelving above. Door into:

### Utility Room

4.67m x 1.87m (15'3" x 6'1")

Fitted kitchen cupboards, larder style cupboard and spaces for appliances. Three windows overlook rear garden and door into:

### Bathroom

Sunken bath with shower mixer tap plus electric shower over and tiled surround, dado rail, wash hand basin, tiled floor, heated towel rail and window to side.

### FIRST FLOOR LANDING

Natural wood floors, stairs to upper and lower levels, window to rear.

### Bedroom

4.70m x 3.85m (15'5" x 12'7")

Double aspect with bay window to front with wooden bi-folding shutters, and window to rear with coastal and sea views. Vanity sink unit, built-in cupboard and natural wood floor.

### Bedroom

3.07m x 2.80m (10'0" x 9'2")

Built-in cupboard, natural wood floors and window to front.

### Shower Room

Fully tiled, recessed shower enclosure with mains shower plus hand-held attachment on riser, wash hand basin and low-level WC.

### SECOND FLOOR LANDING

Window to rear with views towards Brighton Marina and the sea, built-in storage cupboards - one housing 'Worcester' boiler - fitted bookshelves, natural wood floor and access to loft.

### Bedroom

4.30m x 2.97m (14'1" x 9'8")

Window to front, recessed built-in cupboard and natural wood floor.

### Bedroom

3.78m x 2.98m (12'4" x 9'9")

Window to front, pedestal wash hand basin with tiled surround and natural wood floor.

### Bathroom

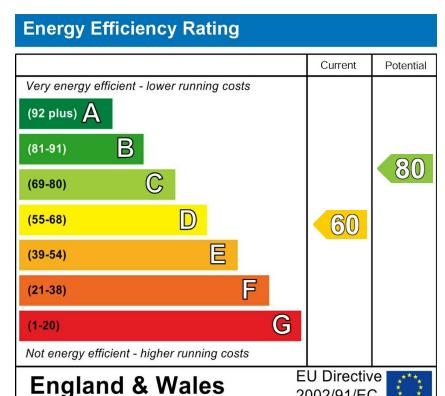
Natural wood floor, fully tiled walls, freestanding roll top bath with exposed claw feet and mixer tap, wash hand basin, heated towel rail and window to rear with fitted roller blind and coastal and sea views.

### WC

Low-level WC and window to rear.

### Rear Garden

From Kitchen, steps ascend to paved patio area with gated rear access, flint boundary walls and raised border well-stocked with mature shrubs and trees. Wrought iron steps ascend to upper paved sun terrace with railings and French doors into Living Room.



Council Tax Band: D

- Imposing Early Victorian Residence
- Substantial in Size
- Double-Fronted & Arranged Over Four Levels
- Five Bedrooms
- Three Bath/Shower Rooms
- Solar Panels
- Rustic Charm & Lots of Character
- Sun Terrace Plus Attractive Rear Garden
- Coastal Location
- Close to Prestigious Schools

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract.

John Hilton