

ARNOLD STREET BRIGHTON BN2 9XS



£450,000 FREEHOLD

This property is an attractive mid-terraced Victorian house with nicely arranged accommodation set across its two floors. Access from the street is via a small front-garden allowing some separation from the street. The hallway is smart and welcoming with a column radiator adding a lovely period touch. Off the hall is the main living space; a wonderfully proportioned through lounge/dining room. Stripped wooden floors, pine doors and a cast-iron fireplace all add to the charm of the living space, while built-in book shelves take care of the storage. At the far end of the room French doors open up to the terrific rear garden where mature planted borders chime perfectly with the artificial lawn. The ground floor accommodation is completed by the smart modern kitchen to the rear. Finished with sleek gloss units providing plenty of storage and topped with solid wood worksurfaces this kitchen is perfectly planned for the modern family home.

Rising to the first floor and the charm of this home continues. The bathroom is situated at the top of the stairs and is once again finished to contemporary tastes with a smart white suite paired with metro-style wall tiles and contrasting stone floor. The two bedrooms are both doubles with the master being particularly impressive and including built-in wardrobes and attractive stripped wooden floors. From the landing there is access to the loft space which offer further useful storage and may be suitable for conversion, subject to the necessary consents.

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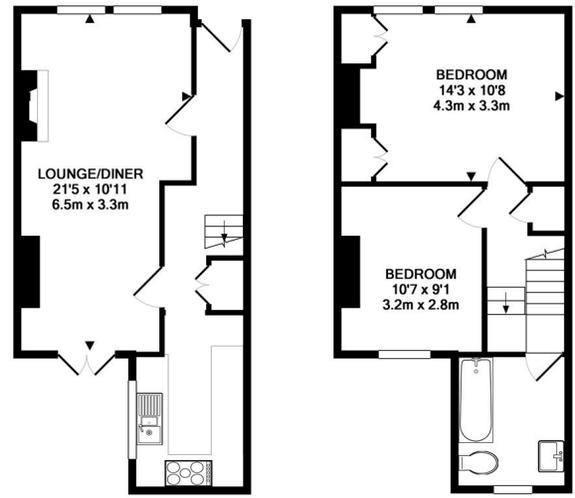


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In The Know...

Area: Hanover
 Council Tax: Band C
 EPC Rating: D66
 Floor Area: 64.7sqm (approx.)
 Station: Brighton (0.9 miles)
 Bus Stop: Elm Grove (140m)
 Parking: Permit Zone V
 Primary School: Elm Grove
 Secondary School: Dorothy Stringer; Varndean
 Local shop: Elm Grove Corner Store (120m)
 Supermarket: Sainsbury's, Lewes Road (900m)
 Local Gems: Flour Pot Bakery; Queens Park;
 Butlers Wine Cellar; The Hanover;
 Haus on the Hill



GROUND FLOOR
 APPROX. FLOOR
 AREA 349 SQ.FT.
 (32.4 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 347 SQ.FT.
 (32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.