



PHILLIPS & STILL

ARUNDEL ROAD, BRIGHTON

GUIDE PRICE £200,000 - £225,000





Situated in a prime location on Arundel Road, this one bedroom flat is an ideal opportunity for first-time buyers or investors. With Brighton Marina, the seafront, and Kemptown Village just a short distance away, the property offers convenient access to some of Brighton's most vibrant areas and coastal charm.

The flat features a spacious living area, a well-proportioned double bedroom, and a functional kitchen. While it could benefit from some minor modernisation, it offers the perfect blank canvas for buyers to add their own style and personal touch.

Additionally, the flat comes with the added advantage of allocated parking, a valuable asset in this sought-after location. This property offers great potential and would make a fantastic first home or investment.



#### FIRST FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

14' 2" x 11' 10" (4.32m x 3.61m)

#### KITCHEN

10' 7" x 5' 7" (3.23m x 1.7m)

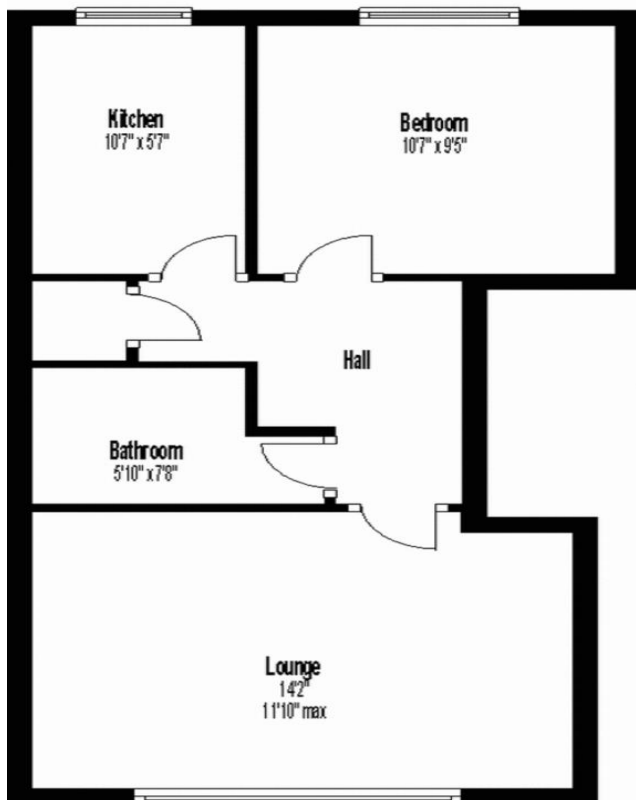
#### BATHROOM

#### BEDROOM

10' 7" x 9' 5" (3.23m x 2.87m)

#### ALLOCATED PARKING SPACE

**Ground Floor**  
Approx. 424.6 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

