



## 6 Arnold Street, Brighton, BN2 9XT

£375,000 Freehold

SOLD VIA MASLEN ESTATE AGENTS - A 2 bedroom, 2 storey VICTORIAN TERRACE HOUSE nestled between Queens Park and Elm Grove, in the POPULAR HANOVER DISTRICT. The property is in need of internal modernisation and updating and would make a lovely family home once the works have been completed. The OPEN PLAN LOUNGE/DINING AREA has French doors to the WESTERLY ASPECT REAR GARDEN and the property is available CHAIN FREE. Energy Rating: E53 Exclusive to Maslen Estate Agents

**Inner Hallway:**

Front door, radiator, cupboard housing electric meter & fuse box.

**Lounge/Diner:**

Double glazed window overlooking front & double glazed patio doors leading to rear garden, gas heater sat on hearth, borrowed light window to hallway, radiator.

**Kitchen:**

Range of wall & base units with worktop surface, inset 11/2 bowl sink & plumbing for washing machine, electric cooker point with cooker hood over, double glazed window overlooking rear & side.

**Stairs to First Floor Landing:****Bathroom:**

Bathroom suite comprising bath with mixer tap, low-level WC, vanity unit with wash basin & storage below, patterned double-glazed window, shelved storage cupboard.

**Bedroom 2:**

Double glazed window to rear, radiator, borrowed light to hallway, hatch access to loft.

**Bedroom 1:**

Double glazed window overlooking front, radiator, fitted wardrobe with hanging rails & storage over, fitted top space with drawer below into chimney breast.

**Rear Garden:**

Patio area leading to rear, fencing & walling to sides.

**Total Approx. Floor Area:**

64.0 sq.m (689 sq.ft)

**Council Tax Band C****Parking Zone V**

Permit bays - Monday to Sunday - 9am to 8pm

Paid parking bays - Monday to Sunday - 9am to 8pm

Shared paid parking or permit bays - Monday to Sunday - 9am to 8pm



David Maslen



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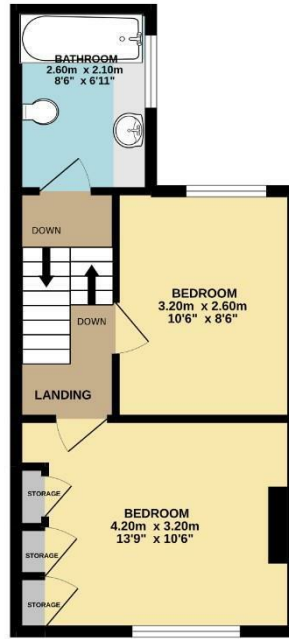
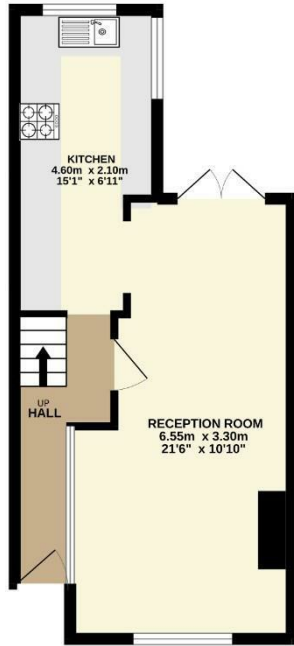
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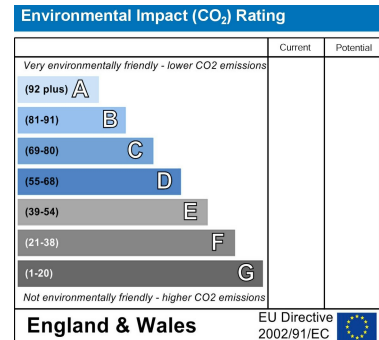
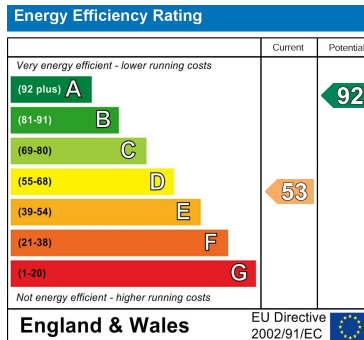
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GROUND FLOOR  
31.9 sq.m. (343 sq.ft.) approx.

1ST FLOOR  
32.2 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA - 64.9 sq.m. (699 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 capability or efficiency can be given.  
Made with Metrepro. 02022



**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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