



24 Arnold Street, Brighton, BN2 9XT

£450,000 Freehold

\*\*\* SOLD VIA MASLEN ESTATE AGENTS \*\*\*

WELL PRESENTED 2 double bedroom period house located in SOUGHT AFTER HANOVER & benefitting from a lovely westerly facing rear garden. Other features include; DUAL APSECT lounge/dining room, MODERN fitted kitchen, family bathroom/W.C., gas heating & double glazing. Viewing comes highly recommended. Energy Rating: C70 Exclusive to Maslen Estate Agents.

**maslen**  
DAVID MASLEN ESTATE AGENTS

Double glazed front door leading to:

**Entrance Hall**

Central heating radiator, wood effect flooring, wall mounted digital heating thermostat, stairs rising to first floor, door to:

**Lounge/Dining Room**

Continuation of wood effect flooring, 2 x central heating radiators, uPVC double glazed window to front, uPVC double glazed window to rear overlooking rear garden.

**Kitchen**

Modern fitted kitchen comprising a range of wall, base & drawer units with wooden work surfaces over, inset ceramic butler sink with mixer tap, inset 4 burner gas hob with electric oven under & stainless steel cooker hood over, space & plumbing for washing machine, space for upright fridge/freezer, space for further appliances, part tiled walls, cupboard housing gas boiler, large understairs storage cupboard, wood effect flooring, central heating radiator, uPVC double glazed windows to side & rear overlooking rear garden, uPVC double glazed door to side leading to rear garden.

**Split Level First Floor Landing**

Wood effect flooring, hatch to loft space, door to:

**Family Bathroom**

Comprising panelled bath with mixer tap & shower attachment, pedestal wash hand basin, low level close coupled W.C., part tiled walls, tile effect flooring, uPVC double glazed window to side.

**Bedroom**

Central heating radiator, wood effect flooring, uPVC double glazed window to rear overlooking rear garden.

**Bedroom**

Central heating radiator, wood effect flooring, uPVC double glazed window to front.

**Rear Garden**

Attractive westerly facing paved & lawned rear garden with flower & shrub borders.

**Total approx floor area:**

70 sq.m. (753 sq.ft.)

**Council tax band C**

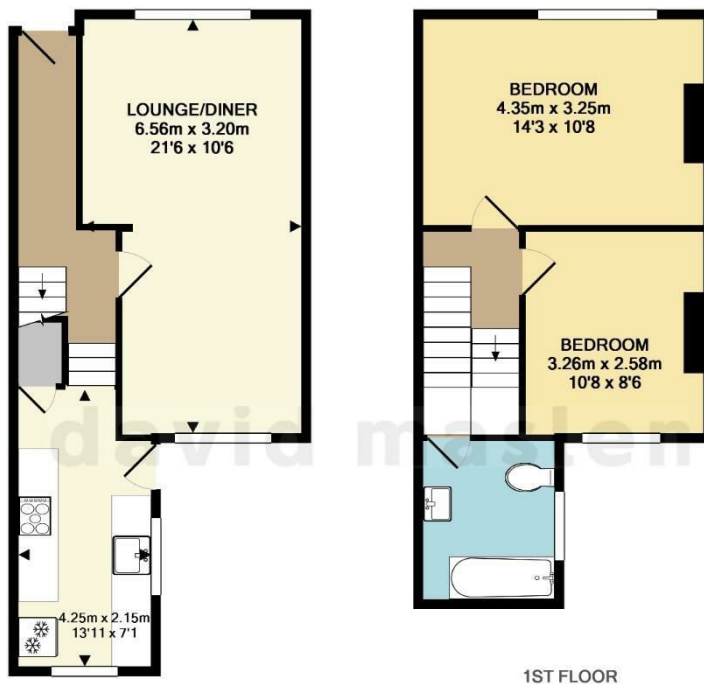
**Parking zone V**

**V1**

*What the owner says:*

*"We have been so happy living on Arnold Street for the past five years! We have lovely neighbours and a real sense of community with occasional street drinks and an active WhatsApp group. Lots of nice local places to eat and drink, we particularly love The Flowerpot Bakery, The Constant Service pub and Starfish and coffee for lovely brunches. We also spend a lot of time in Queens Park walking the dog or in the playground! The house has been a perfect place to grow our family, we will really miss living here!"*





GROUND FLOOR

1ST FLOOR

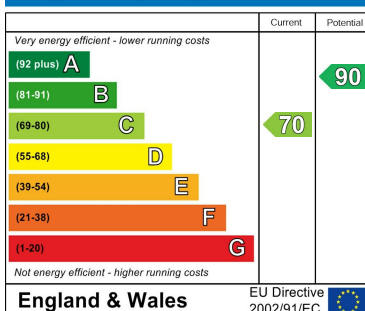
TOTAL APPROX. FLOOR AREA 70.0 SQ.M. (753 SQ.FT.)

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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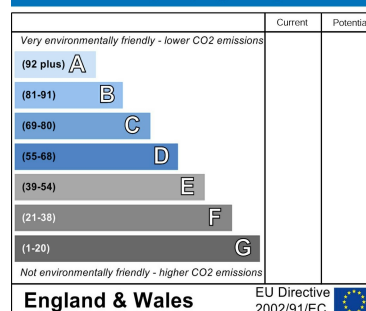
## IMPORTANT

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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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