

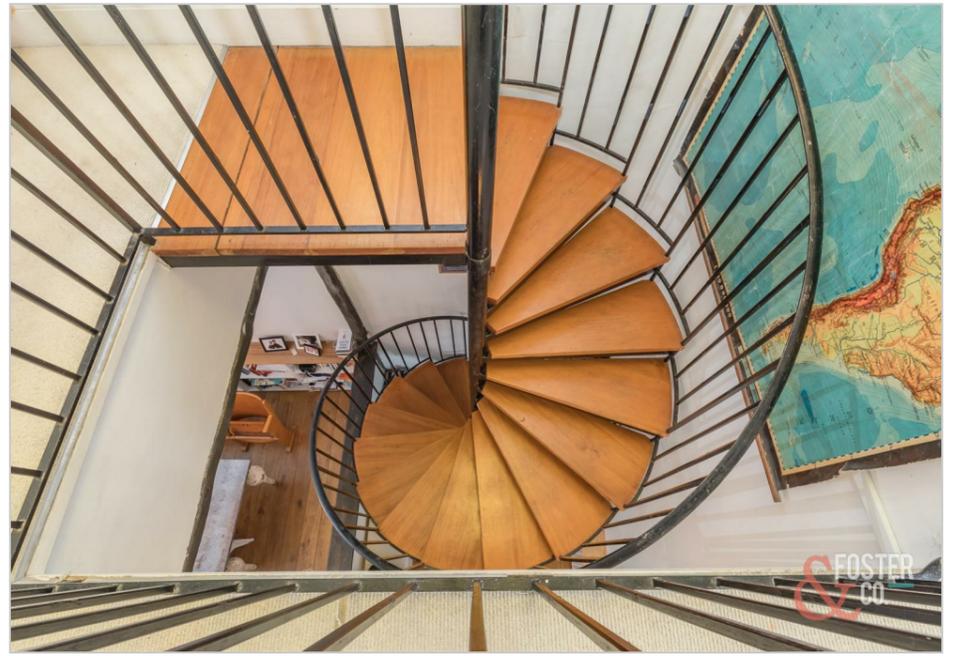


10 Arundel Place

Brighton, BN2 1GD

Offers in excess of £850,000

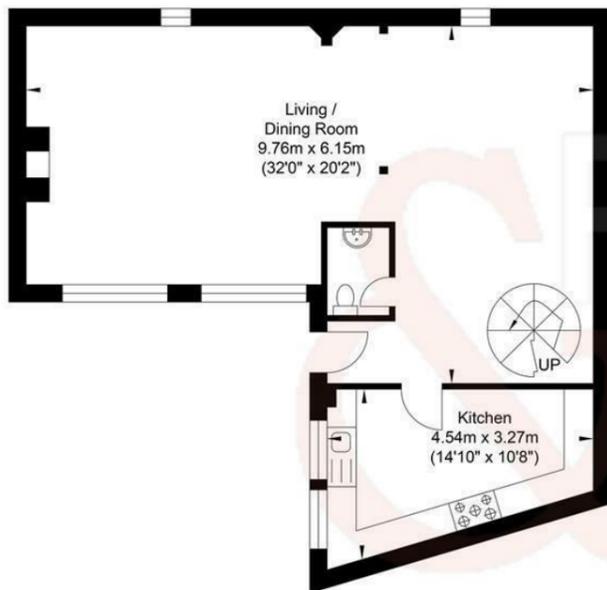
This property, which once accommodated the carriages and horses belonging to the owners of 22 Lewes Crescent, has been beautifully converted into a modern home. Double iron gates open onto a tiled courtyard. It would be possible to use this area for off-street parking, but the current owners say there is always parking available in the street, which is exceptionally quiet. On the right side of the entrance lobby is the kitchen with two large windows overlooking the courtyard, solid wood worktops, a built-in oven and hob, plenty of cupboards, a built-in freezer and space for a dishwasher and washing machine. The oak floor extends through the entrance lobby to the dining area, which has space for a large dining table. Opening off the dining area is a small WC with wash-hand basin. Separating the dining and living areas, which have very high beamed ceilings, is an iron barred screen rescued from the original coach house. The living area has an open working fireplace and two very large arched windows which replace the original carriage house doors and flood the room with light. All the windows are double glazed. An iron spiral staircase with wide wooden treads leads up to the first floor where there are three double bedrooms, all with large fitted wardrobes and two bathrooms. Above the staircase is a circular skylight which sheds light into the area from a Velux window in the roof. Bedroom one is currently used as a study and has windows on two sides, one of which is set into a door which opened onto the old hayloft. Bedroom two has a wall of fitted cupboards with louvered doors and an east-facing window overlooking a mews at the rear of the property. Opposite is a shower room with WC and wash hand basin. The master bedroom has an en-suite bathroom. All the bedrooms have beamed ceilings. This is an exceptionally attractive, very unusual property with unique features, a few minutes' walk to the beach and Kemp Town village, with its coffee shops.



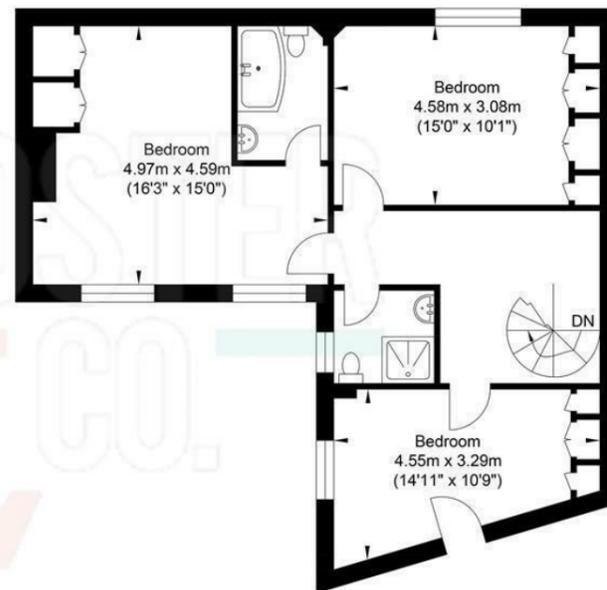
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Arundel Place



Ground Floor
Approximate Floor Area
675.86 sq ft
(62.79 sq m)



First Floor
Approximate Floor Area
675.86 sq ft
(62.79 sq m)



Approximate Gross Internal Area = 125.58 sq m / 1351.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.