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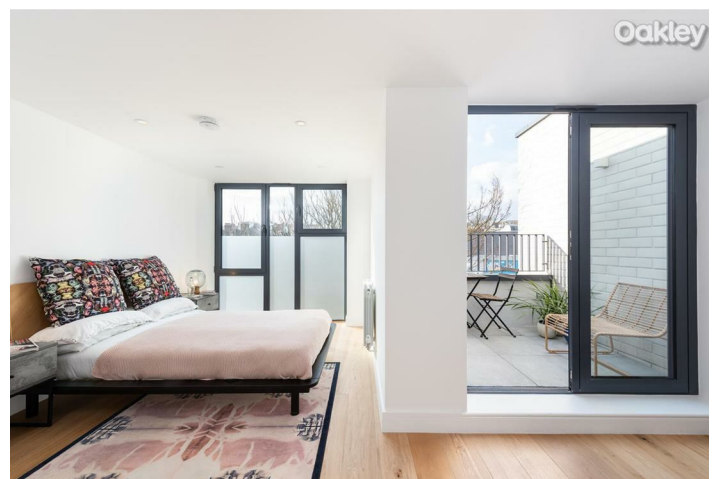


Oakley

Your Sussex Property Expert



Arundel Road, Kempthorn, Brighton, BN2 5TB



£499,995

3 2 2 3 B

- Two Modern 3 Bedroom Townhouses
- Designer PoggenPohl Kitchens
- Wiser Heat Hub
- Storage Room
- HELP TO BUY AVAILABLE

- With Patio Garden, Balcony & Terrace
- Integrated Siemens Appliances
- Separate Utility Room
- 10 Year ICW New Homes Warranty



The Property

These townhouses embody the design ethos of modern living, offering light and spacious accommodation. Each house is laid out over four levels with three bedrooms, an inviting open plan kitchen/dining area, living room with study area, utility room, a secluded patio area, and a balcony or terrace.

The house boasts a contemporary and high end specification throughout, featuring a PoggenPohl kitchen with integrated Siemens appliances including fan oven, combination microwave oven, touch-control electric hob with extractor over, dishwasher and fridge freezer; graphite grey worktops and upstands; under cabinet lighting; and Saloni tiled flooring. The property benefits from generous fitted storage to the entrance hall, L.E.D. downlighting throughout, engineered light oak wood flooring to the living area and bedrooms, full height windows to the principle rooms, and hosts a Wiser Heat Hub. The bathroom and ensuite have been finished with branded sanitaryware, rainwater shower heads, vanity units with mirror over, heated towel rail and Saloni ceramic

tiles.

The home benefits from a 10 year ICW new homes warranty for your peace of mind.

The Location

Arundel Road is located just off the A259 which is the main coastal road in the South.

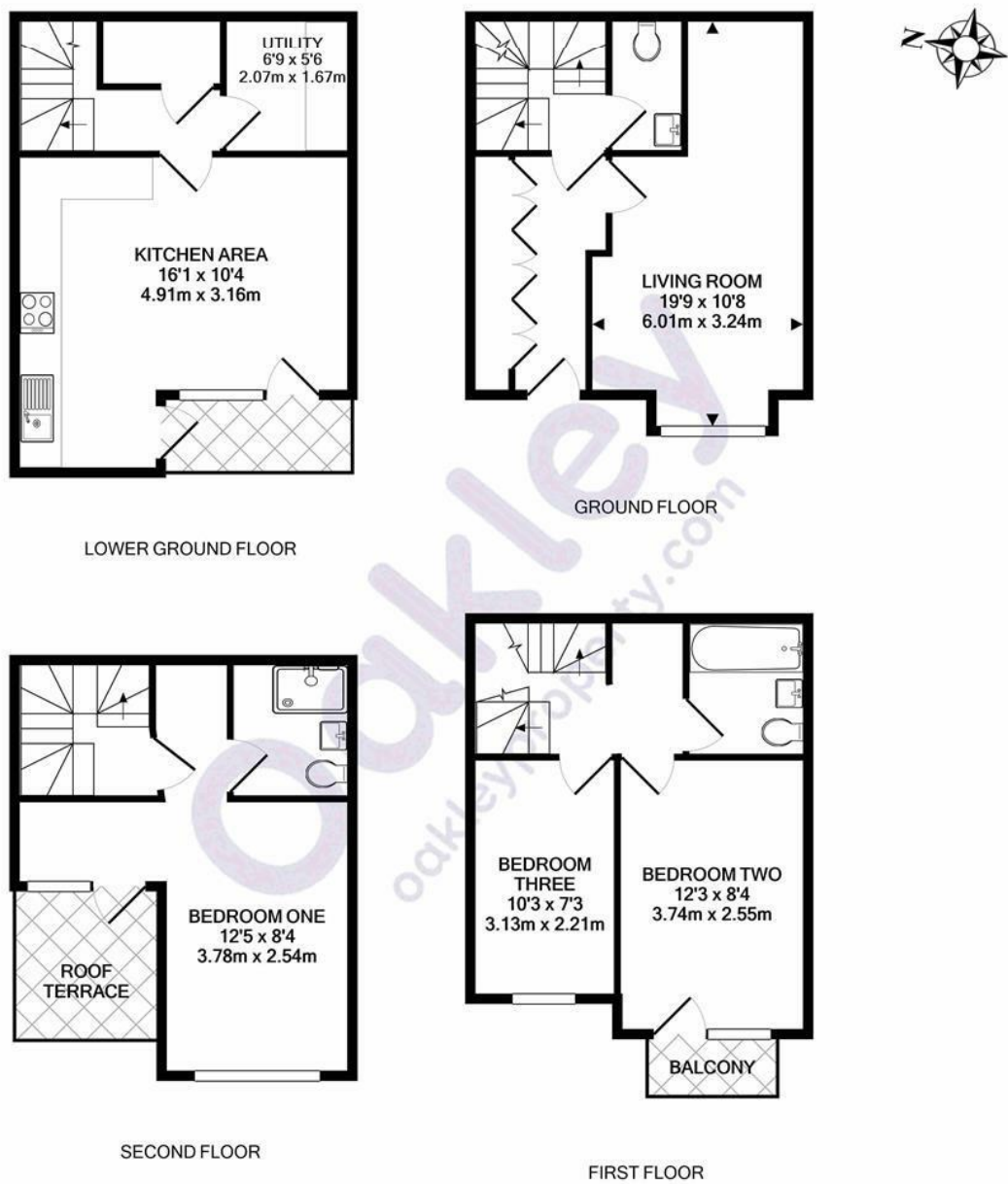
It is a short walk from the centre of Kemp Town and approximately 30 minutes walk from Brighton Station which offers regular services and routes into central London. There are several local bus stops close by and it is possible to walk to the Marina, which is the largest artificially made marina in the UK. It has many restaurants, a bowling alley, an 8 screen cinema and numerous shops.

There are excellent schools in the vicinity of Arundel Road. Roedean School and Brighton College offer excellent independent options, and there are a variety of public schools in the area.



T: 01273 688881

Floor Plan



ARUNDEL ROAD, KEMPTOWN, BRIGHTON BN2 5TB
TOTAL APPROX. FLOOR AREA 1195 SQ.FT. (111.0 SQ.M.)
Made with Metropix ©2020







Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		87	
(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			96
(81-91) B		88	
(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	

Agents Notes

Tenure Freehold
Council Tax Band
(£1,954.55 per annum from 1st April 2020)

Please note the images of the development are taken from the Show Home. The layouts will vary between houses.

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