



ARUNDEL RD



TWO MODERN
TOWNHOUSES
ON THE EDGE
OF BRIGHTON



BAOBAB DEVELOPMENTS

We firmly believe that where we live shapes the way we live. It is our mission as boutique developers to build properties to a range of budgets and sizes, all characterised by space, light and design.

We are Sussex based boutique developers, passionate about building incredible houses that enhance the lives of the people fortunate enough to live in them. Our firm conviction that good houses improve lives guides all that we do. Our priority is not the bottom line. Design drives decisions.

We use renowned architects, we commission designers, be they lighting, kitchen, bathroom, interior, landscape, home automation, and it is this use of experts that allows

us to concentrate on delivering the key components of every Baobab house – design, light, space.

We recognise that many people would not consider a newly built property: this stems from the soulless, profit driven finish associated with so many developers, as well as the complete absence of imagination and consideration in the design.

We want to buck that trend. We want to create houses, at all levels of size and budget, that are appropriate to the way people live in the 21st century. Well-designed properties, both in functionality as well as aesthetics, help us lead better and more fulfilling lives. We, as developers, want to build houses that do this.

ARUNDEL ROAD | BN2

Baobab are proud to offer these two boutique townhouses on the edge of Kemp Town in Brighton. Beautifully detailed and expertly realised, the houses sit conveniently between Kemp Town and Roedean and are a stone's throw from Brighton Marina.

These townhouses embody the Baobab aesthetic of design, detail, light and space. Each house is laid out over four

levels with three bedrooms, three bathrooms and a secluded patio area. They both boast a considered and minimal interior design complemented by a contemporary and high end specification throughout, including designer PoggenPohl kitchens which are a rarity at this price point.





38
36A

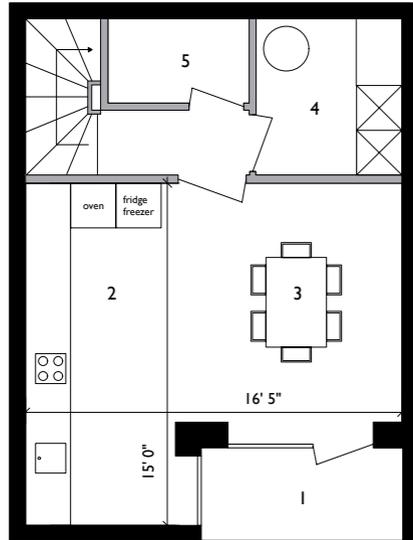
NO PARKING
DRIVEWAY IN
CONSTANT
USE
THANK YOU

MAC'S CAFE

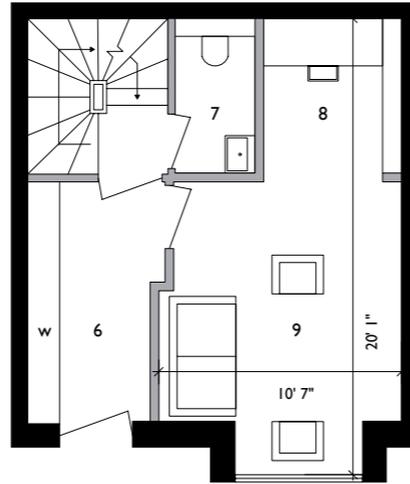
BAO
BAB

32 ARUNDEL RD

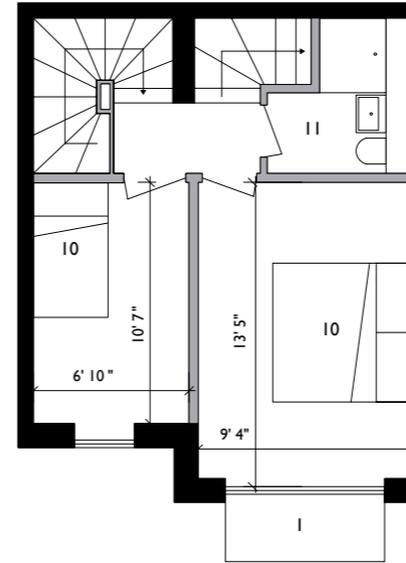
LOWER GROUND FLOOR



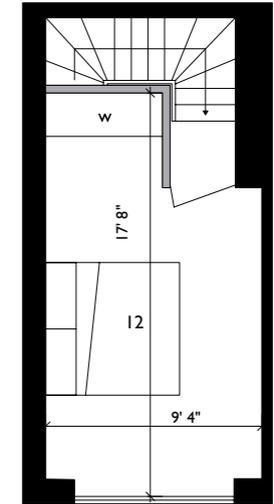
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

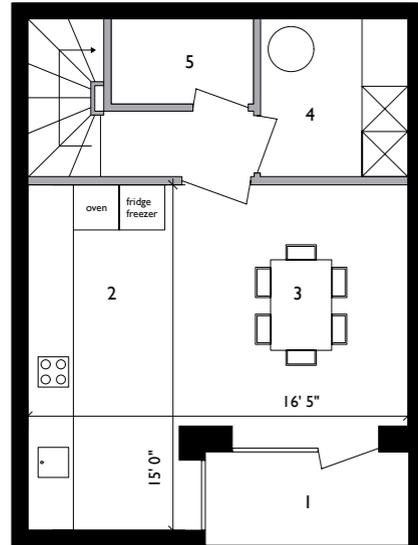


TOTAL SQUARE FOOTAGE 1155

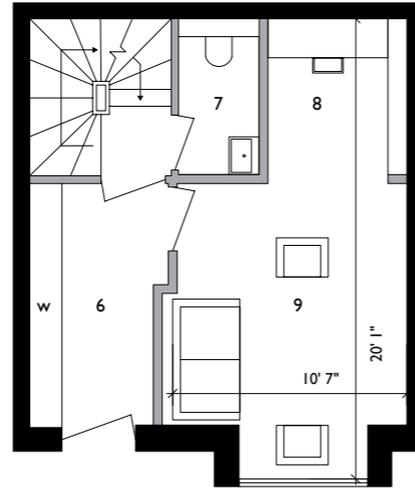
- | | | | |
|------------|------------|----------------|--------------------|
| 1. TERRACE | 4. UTILITY | 7. WC | 10. BEDROOM |
| 2. KITCHEN | 5. STORAGE | 8. STUDY | 11. BATHROOM |
| 3. DINING | 6. HALL | 9. LIVING ROOM | 12. MASTER BEDROOM |

34 ARUNDEL RD

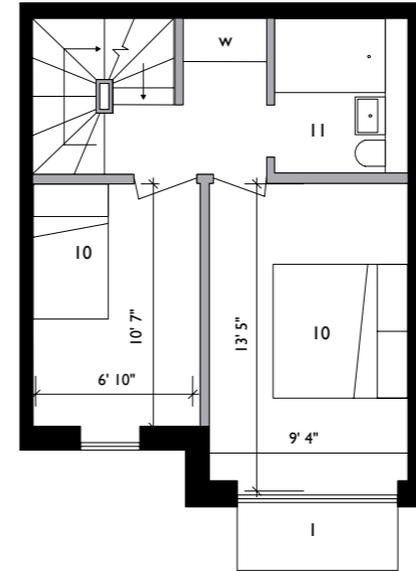
LOWER GROUND FLOOR



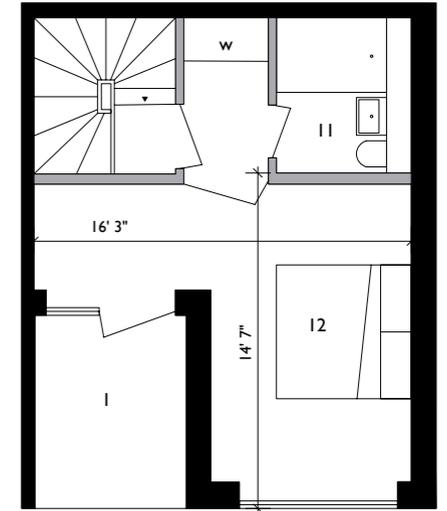
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL SQUARE FOOTAGE 1230

- | | | | |
|------------|------------|----------------|--------------------|
| 1. TERRACE | 4. UTILITY | 7. WC | 10. BEDROOM |
| 2. KITCHEN | 5. STORAGE | 8. STUDY | 11. BATHROOM |
| 3. DINING | 6. HALL | 9. LIVING ROOM | 12. MASTER BEDROOM |

KITCHEN

1. CONTEMPORARY POGGENPOHL
DESIGNED KITCHENS
2. GRAPHITE GREY WORKTOPS
3. INTEGRATED SIEMENS KITCHEN
APPLIANCES INCLUDING
DISHWASHER & FRIDGE FREEZER
4. SALONI CERAMIC TILES

GENERAL

1. LIGHTING DESIGNED BY ZETTER BLUNT
2. ENGINEERED LIGHT OAK
WOOD FLOORING,
3. JAGA STRATA RADIATORS
4. TERRACE
5. 10 YEAR NEW HOME WARRANTY

BATHROOM

1. DESIGNED BY BIGBATHCOMPANY
2. SANITARYWARE BY VADO, GROHE,
HANSGROHE, DURAVIT AND CODIS
3. SALONI CERAMIC TILES
4. WALL MOUNTED WCS WITH
SOFT CLOSING SEAT/COVER
AND CONCEALED CISTERNS



LOCATION

Arundel Road 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.

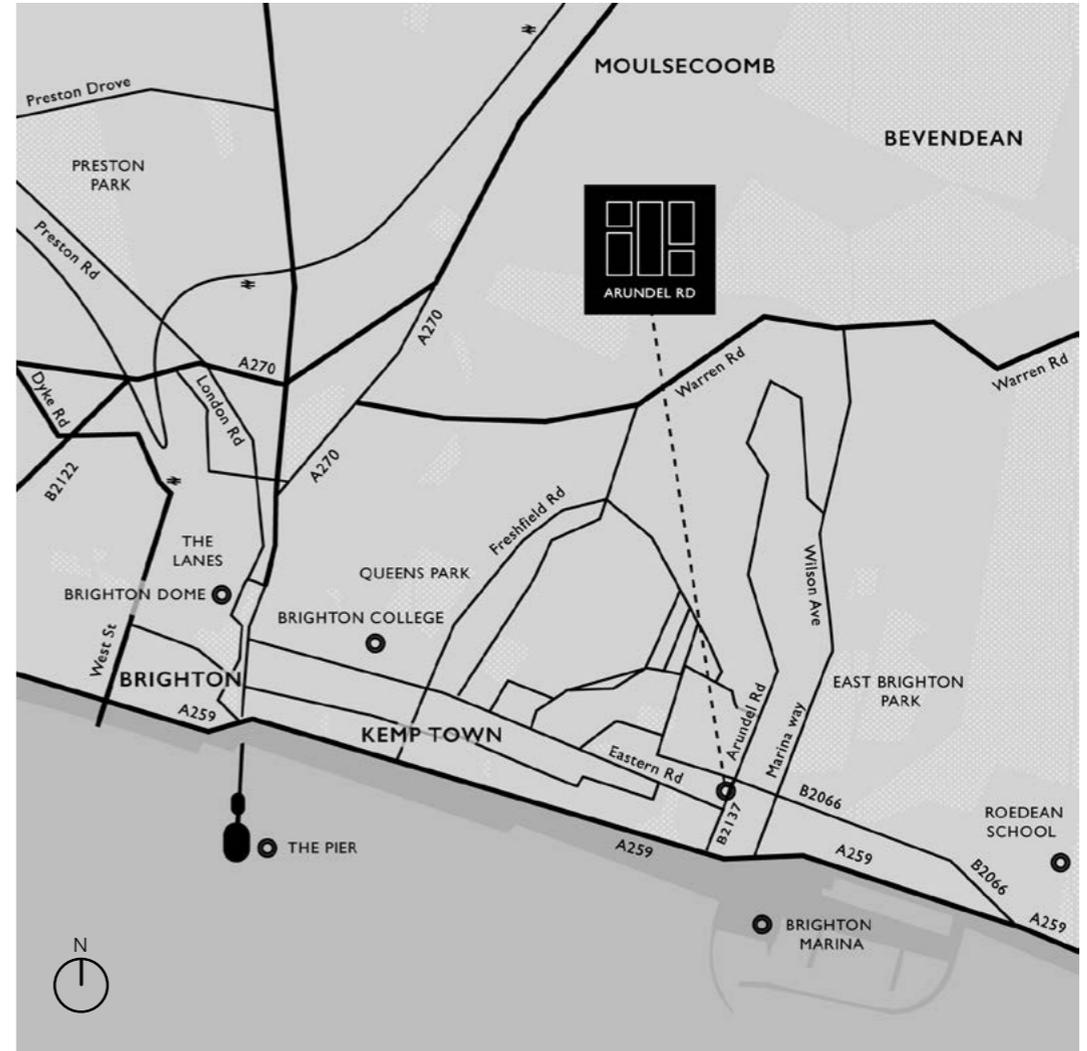
It is possible to walk to the Marina, which is the largest artificially made marina in the UK. It has many restaurants, a bowling alley, an 8 screen cinema and numerous shops.

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

SCHOOLS

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.

The University of Sussex is five miles away at Falmer.



“Working with Baobab gives the practice an opportunity to ensure that its pursuit of quality, legacy and joy is fulfilled – to its fullest potential. For over ten years, Liam Russell Architects [LRA] has played its part in Baobab’s story and seen Baobab’s increasingly ambitious take on building attain a status that surpasses its youthfulness. As a youngster itself, LRA does not want to strike the same pose as the rest – neither does Baobab.

And long may that continue...”

Liam Russell

Founder, Liam Russell Architects



ALL ENQUIRIES: HW ESTATE AGENTS 01273 359 000

CWATTS@HWESTATEAGENTS.CO.UK

WWW.BAOBABDEVELOPMENTS.COM

NOTA BENE: these details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Baobab or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Baobab nor any person in their employment has any authority to make or give any representation. The images are computer generated images and are intended to be indicative only.

BAOBABDEVELOPMENTS.COM