



**37 Edward Street, Brighton, BN2 0BE**  
Prices From £525,000



# 37 Edward Street, Brighton, BN2 0BE

## The Property

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Welcome to a radiant and contemporary apartment, gracefully perched on the second floor and easily accessible via two convenient passenger lifts. This remarkable residence exudes an open-concept design that's elevated by premium finishes and fixtures, promising a lifestyle of pure luxury.

Indulge in the opulent atmosphere, anchored by the thoughtfully designed Eurocucina kitchen, featuring sleek matte graphite grey handle-less cabinetry, complemented by soft-close functionality. Ambient under-cabinet lighting enhances the space, while pristine white marble-effect quartz stone countertops, a striking glass splashback, a chic breakfast bar, and seamlessly integrated Bosch appliances (including an induction hob, oven, dishwasher and fridge freezer) set a new standard in culinary excellence, there is a freestanding Bosch washer/dryer in one of the two good sized storage cupboards. Plus, a door in the living area grants access to your private west facing balcony, perfect for basking in the outdoors in total comfort.

The primary bedroom offers both practicality and elegance, featuring a fitted wardrobe with sliding doors and an en-suite shower-room. Both the main bathroom and en-suite boast captivating patterned porcelain floor tiles and matte white wall tiles. They are further equipped with an illuminated mirrored cabinet, a heated towel rail, invigorating rainwater showerheads, a walk-in shower in the en-suite, and a shower-over-bath configuration in the main bathroom.







Large double-glazed windows flood the living space with natural light, creating a sense of openness. Engineered oak timber flooring graces the entire residence, accompanied by the comfort of underfloor heating and energy-efficient LED downlighting. Your peace of mind is assured by a 10-year BLP New Homes Warranty and a generous 999-year lease starting from 2020. The apartment also features a video entry phone system and a secure lockable cycle storage area.

But the allure of your new home extends beyond its four walls. Discover the communal rooftop terrace, an exclusive retreat offering awe-inspiring views of Brighton. This is the perfect setting for savouring early morning breakfasts or engaging in evening social gatherings with your new neighbours and friends.

For your convenience, an underground car parking space is included.

## The Location

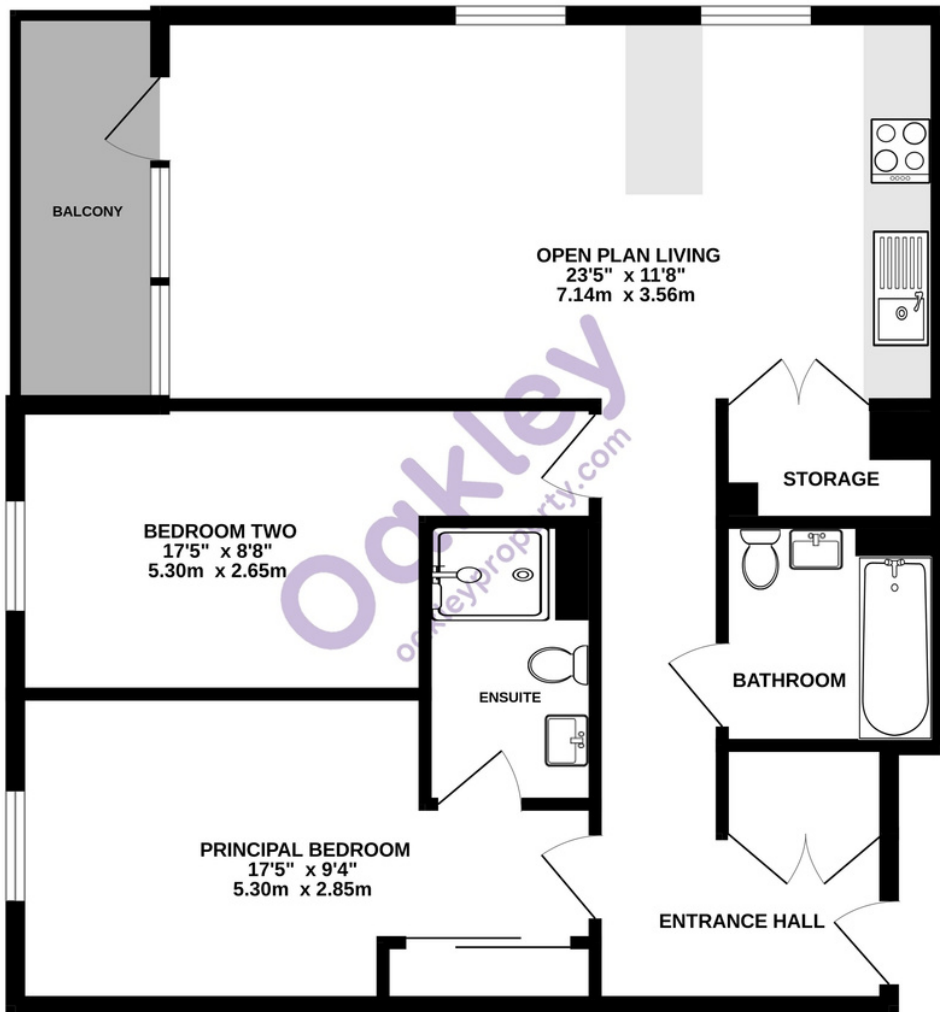
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Excellent positioned in Brighton city centre, moments from Kemptown, 37 Edward Street is part of a new flourishing neighbourhood that's full of delights. Chill out in the three lush green spaces, browse the independent boutiques, hop into the co-working hubs or the excellently equipped gym and studio.

Brighton's cultural and social life are literally minutes' away. Enjoy everything from historic buildings, to vibrant café culture and award-winning restaurants. Equally benefit from the beautiful parks and the miles of seafront within easy reach.



# SECOND FLOOR



TOTAL FLOOR AREA : 803sq.ft. (74.6 sq.m.) approx.  
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### Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Leasehold	92+	A		
999 Year Lease Term From 2020	81-91	B		
Ground Rent- £0	69-80	C		
Service Charge- Approx. 3.86 psqft pcm	55-68	D		
Council Tax Band E	39-54	E		
	21-38	F		
	1-20	G		
			84 B	84 B

Please note that the images are from the show home or CGI



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# Oakley

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