



Edward Street, Brighton, BN2 0BE
Asking Price £425,000

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Enjoy panoramic sea views from residents roof terrace, a private balcony, and allocated parking with this modern one bed apartment situated in central Brighton.

Introducing a stunning one-bedroom apartment situated at Edward Street Quarter. This property is part of Brighton's newest eclectic community, providing a unique and vibrant living experience.

As you step into this contemporary apartment, be prepared to be captivated by the spacious and bright open-concept living space. The tastefully designed interior boasts high-quality finishes and a versatile layout that perfectly combines style and comfort. The apartment features one well-appointed bedroom, a bathroom, and an open plan living area area that can be used for various purposes, whether it's a cosy lounge or a home office. The well appointed kitchen overlooks the living space and benefits from fitted Bosch appliances and a breakfast bar.

One of the standout features of this fantastic apartment is the private east-facing balcony. Situated off the living room and bedroom, it offers a tranquil outdoor space where you can enjoy your morning coffee or unwind with a glass of wine in the evenings.

A real gem at Edward Street Quarter lies on the top floor. Residents have exclusive access to the roof terrace, providing panoramic views of the sea and the surrounding area. Whether it's enjoying a summer drink with friends or simply basking in the breath-taking vistas, this rooftop sanctuary is where unforgettable memories are made.

In addition to the incredible views and outdoor spaces, this apartment also comes with the added convenience of underground allocated parking. Say goodbye to the hassle of searching for a parking spot - your designated space will be ready and waiting for you at all times.

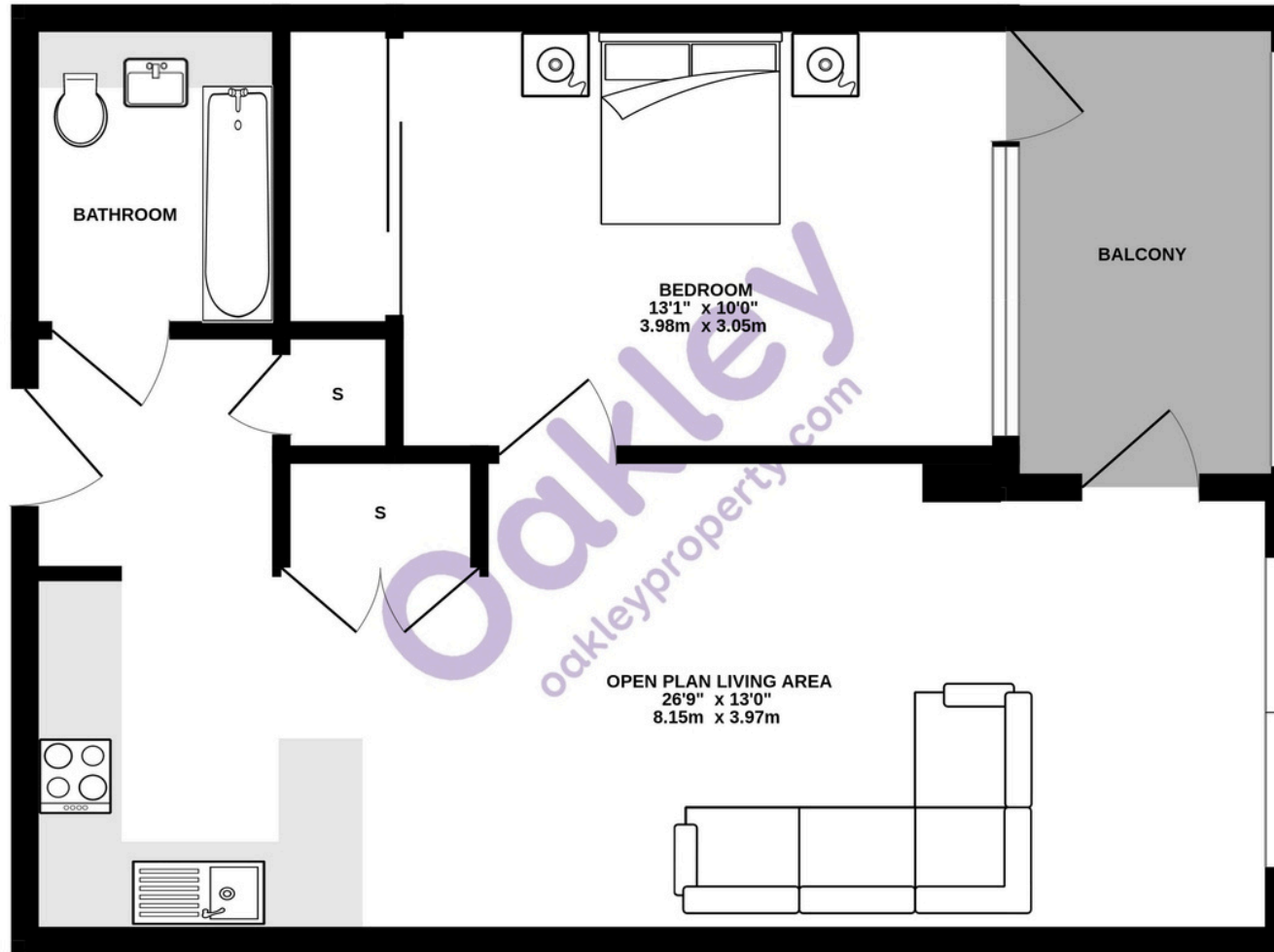
Furthermore, the property benefits from the remainder of a 10-year BLP warranty, offering peace of mind to the new owners. This demonstrates the quality craftsmanship and attention to detail that has gone into creating this remarkable living space.

Located in 37 Edward Street, this apartment is perfect for those who want to be in the heart of the action. The vibrant local community offers an array of shops, cafes, bars, and restaurants within walking distance. Experience the best of city living with the added bonus of being just a stone's throw away from the beach.

Don't miss this opportunity to own a modern and stylish one bed apartment in Brighton's most desirable location. Whether you're a first-time buyer or seeking an investment opportunity, this property ticks all the boxes. Contact us today to schedule a viewing and start your journey to owning this splendid apartment with sea views and so much more.



565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Share Of Freehold
999 Year Lease From 2022
Service Charge Approx £2,179.58 Per Annum
Ground Rent N/A
Council Tax Band D



Please note:
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