



37 Edward Street, Brighton, BN2 0BE

Asking Price £800,000

37 Edward Street, Brighton

- A Third Floor Three Bedroom New Home
- Part Of Brighton's Newest Eclectic Community
- Ready For Occupation
- South Facing Balcony With Panoramic Sea Views
- Allocated Underground Parking
- Internal Floor Area 106m² / 1,145ft²
- Residents Roof Terrace With Panoramic And Sea Views
- A New 999 Year Lease
- 10 Year BLP Warranty
- STAMP DUTY PAID!*



The Property

Kitchen of Distinction

The heart of this apartment is its designer Eurocucina kitchen, finished in a sleek matte graphite grey with soft-close, handleless cabinetry with feature glass splashback. The kitchen exudes elegance with under-cabinet lighting, white marble-effect quartzstone worktops, a captivating breakfast bar with an undercounter wine cooler, and integrated Bosch appliances that include an induction hob, oven, dishwasher, fridge freezer, and washer/dryer.

Luxurious Features Throughout

From the moment you enter, you'll be greeted by engineered oak timber flooring, underfloor heating, and LED downlighting, creating an inviting atmosphere throughout. For your peace of mind, a 10-year BLP New Homes Warranty and a 999-year lease starting from 2020 are included.

Sumptuous Bedrooms

The principal bedroom is a sanctuary with fitted wardrobes and sliding doors that lead to a private balcony, offering a perfect retreat to unwind. The second and third bedrooms are generously sized, ensuring that everyone has their own comfortable space, with a sliding door to bedroom three enabling the living space to be increased if desired.

Sophisticated Bathrooms

The bathroom is designed with exquisite patterned porcelain tiled flooring, pristine Solus matte white wall tiles, an illuminated mirrored cabinet, heated towel rail and a relaxing shower over the bath. A separate guest cloakroom ensures bathroom privacy.

Additional Features

- Enjoy the convenience of a video entryphone.
- A generous walk in storage cupboard.
- Keep your bicycles secure in the lockable cycle store.
- Sliding doors open onto two private balconies, extending your living space outdoors.
- Oversized double glazed windows flood the apartment with natural light.
- Southerly aspect with panoramic rooftop vies towards the sea.

Communal Roof Terrace

Take your living experience to new heights on the communal roof terrace. It's an exceptional extension of your home, offering stunning views of Brighton. Whether you're starting your day with breakfast or socializing with neighbours and friends at sunset, this vibrant contemporary space is yours to enjoy.

Secure Parking

The apartment boasts an underground gated car parking space and offers motorcycle parking which can be purchased for additional cost.









Elevate Your Living Experience

37 Edward Street is part of Brighton's newest eclectic community where the best of the city will live, mix and meet. Minutes from the sea and city centre with stunning coastal views, if you thrive on creativity then this is the place to live.

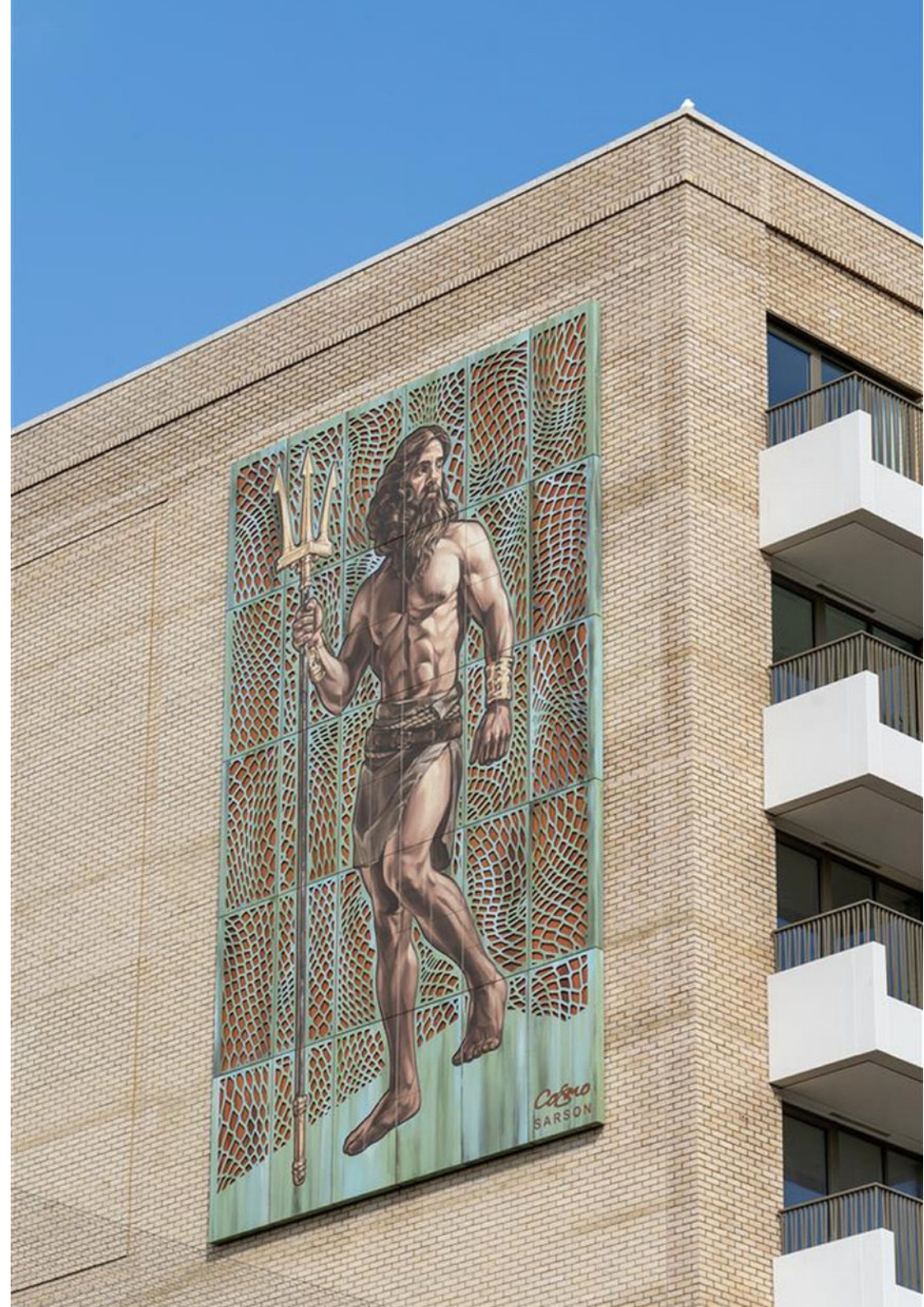
Discover the Elegance of Three-Bedroom Apartment Living. Welcome to a bright and contemporary three-bedroom apartment that epitomizes modern living on the third floor, accessible by two convenient passenger lifts. This residence boasts an inviting open-plan layout and an array of top-tier features and finishes. Step into a world of sophistication and style, where every detail has been carefully considered.

The Location

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.







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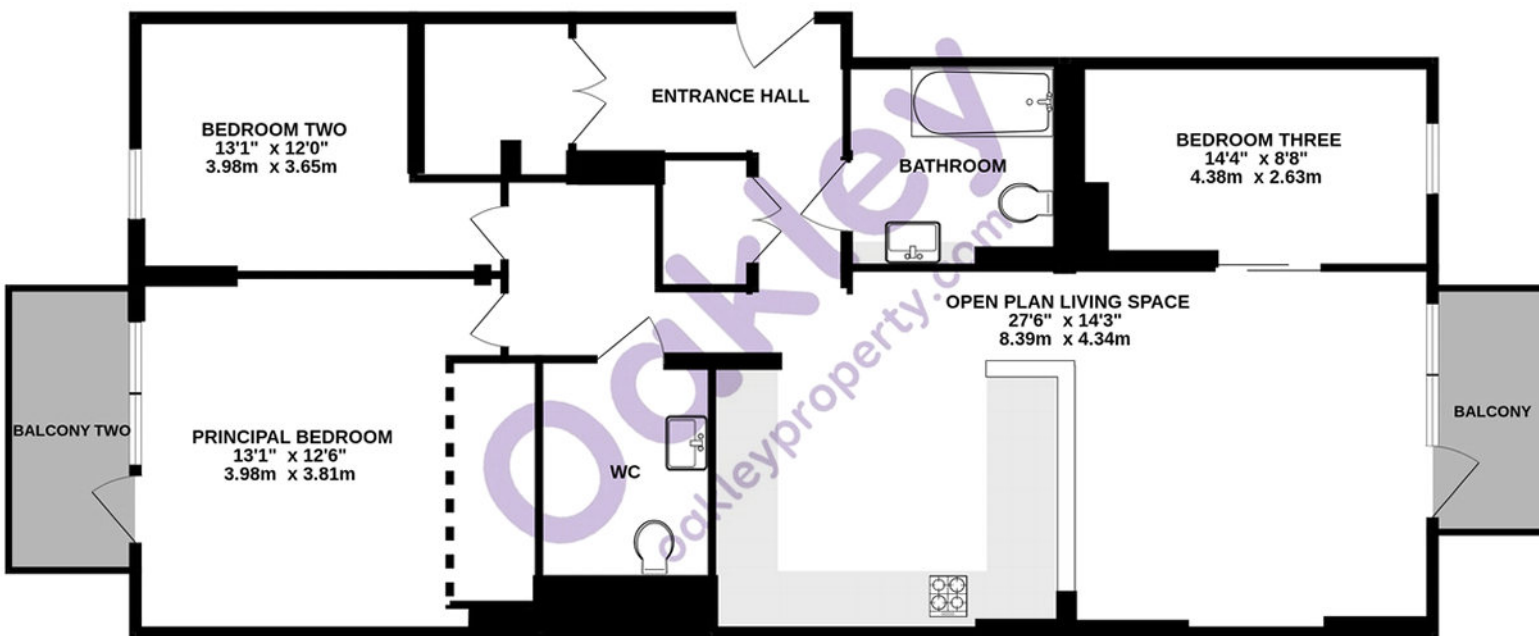
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TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.
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Energy Performance Certificate

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

Tenure Leasehold - Share of Freehold
999 Year Lease Term From 2020
Ground Rent- £0
Service Charge- Approx. £329.19 pcm
Council Tax Band F
Please note that the images are from the show home or CGI dressed



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