



**Edward Street, Brighton, BN2 0BE**  
Asking Price £587,500



# Edward Street, Brighton, BN2 0BE

**A stylish two-bedroom, third-floor apartment in Brighton, boasting tree top views, a private balcony, and an allocated parking space in a prime central location.**

Forming part of the Edward Street Quarter in central Brighton, this exceptional two-bedroom, one-bathroom, third-floor apartment offers an unparalleled blend of stylish living, breathtaking sea views, and ultimate convenience. Spanning a generous 67 square metres, this property is a true gem for those seeking a sophisticated seaside lifestyle with all the benefits of city living.

Upon entering, you are immediately greeted by a sense of contemporary elegance. The apartment features a beautifully designed open-plan living space, which serves as the heart of the home. This versatile area is perfect for both relaxing and entertaining, seamlessly flowing out onto a private, south-facing balcony. From here, residents can savour treetop views, providing a serene backdrop to everyday life and an idyllic spot for morning coffee or evening drinks as the sun sets.

The modern kitchen area, integrated within the open-plan layout, is well-appointed with sleek cabinetry and ample workspace, catering to all culinary needs. The apartment comprises two well-proportioned bedrooms, offering comfortable and private retreats and one of which has access to the balcony. The master bedroom, in particular, benefits from excellent natural light and a peaceful ambiance. A contemporary bathroom, finished to a high standard, serves both bedrooms.

Beyond the apartment itself, residents benefit from a host of desirable features. The building boasts secure access with a state-of-the-art video entry phone and fob system, ensuring peace of mind.

For added convenience, two lifts serve all floors, providing easy access throughout the building. A significant advantage is the allocated parking space located within a secure underground car park, a highly sought-after amenity in central Brighton.

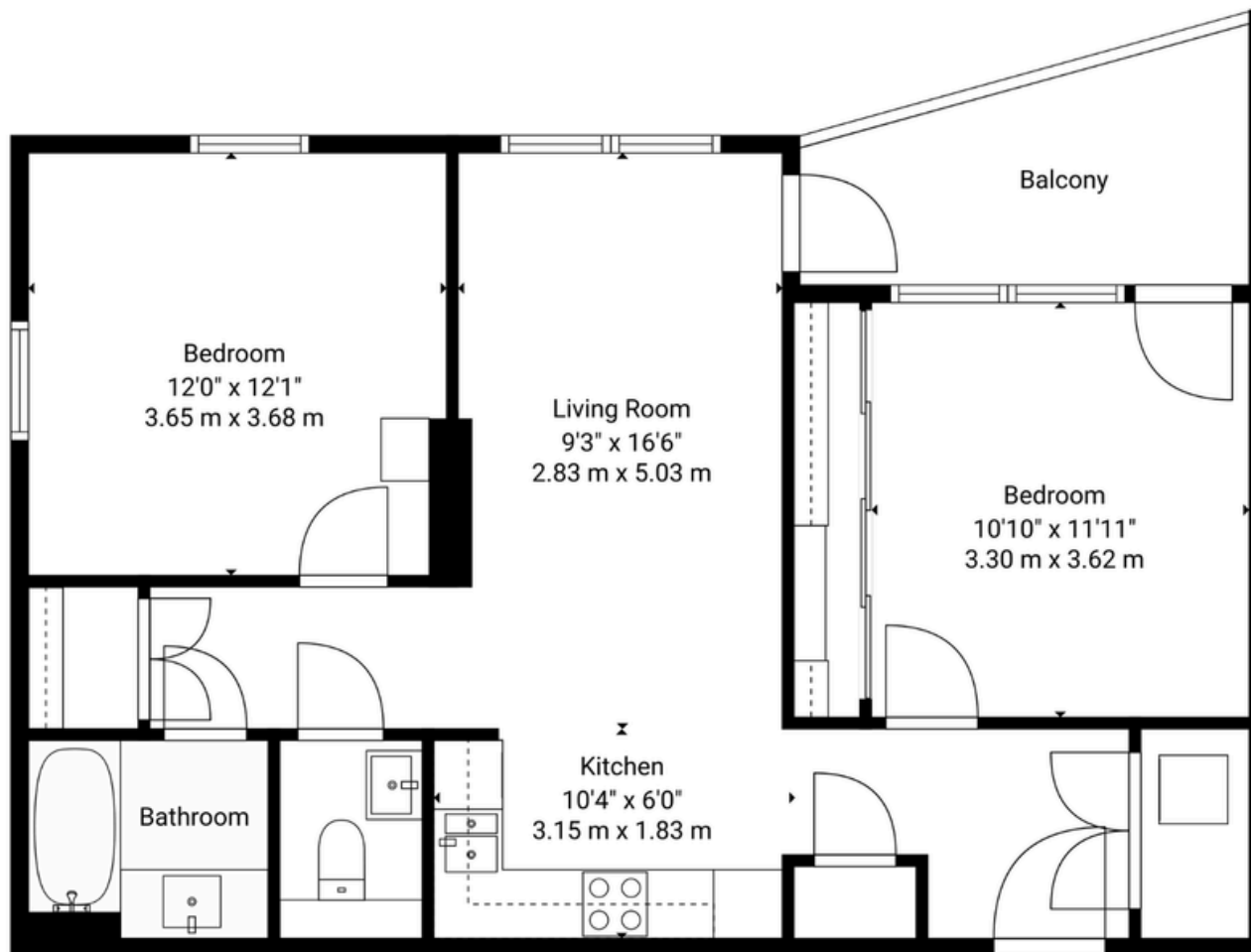
Further enhancing the appeal of this property is the access to a south-facing communal roof terrace. This incredible space offers amazing panoramic views, perfect for socialising or simply enjoying the elevated perspective of the city and coastline. Additionally, the apartment comes with a private basement storage locker, providing valuable extra space for belongings.

This property also benefits from the remainder of a new build warranty, offering reassurance and protection for the new owner. Its prime central location is truly unbeatable, placing residents within easy reach of Brighton's iconic seafront, bustling Lanes, diverse dining scene, and vibrant cultural attractions. Excellent transport links are readily available, with Brighton Station just a short distance away, providing convenient connections to London and beyond.

This stylish apartment represents an outstanding opportunity to acquire a high-quality home in one of Brighton's most desirable locations. Whether you are a first-time buyer, looking for a sophisticated city pad, or seeking a lucrative investment, this property ticks all the boxes.







# Oakley

Your Sussex Property Expert

**Brighton & Hove Office**  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[sales@oakleyproperty.com](mailto:sales@oakleyproperty.com)

We also have offices in:  
Shoreham by Sea  
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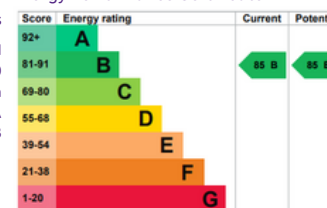
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#### Agents Notes

Tenure Leasehold  
999 Year Lease From 2020  
Service Charge Approx £3,268 Per Annum  
Ground Rent N/A  
Council Tax Band B

#### Energy Performance Certificate



#### Please note:

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