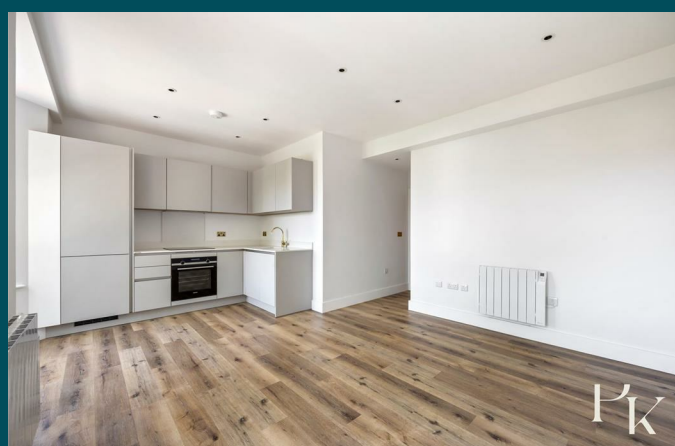
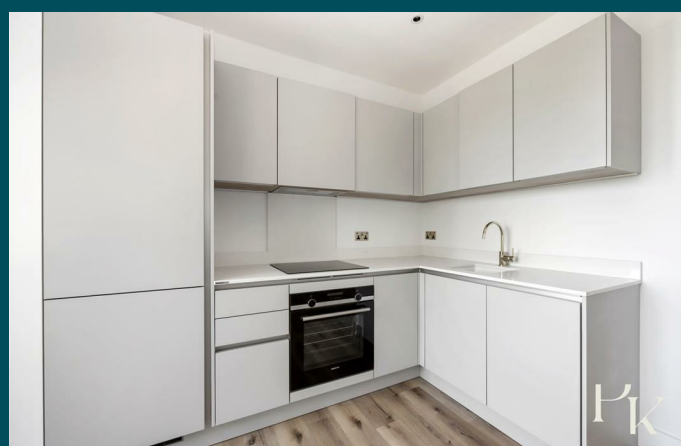
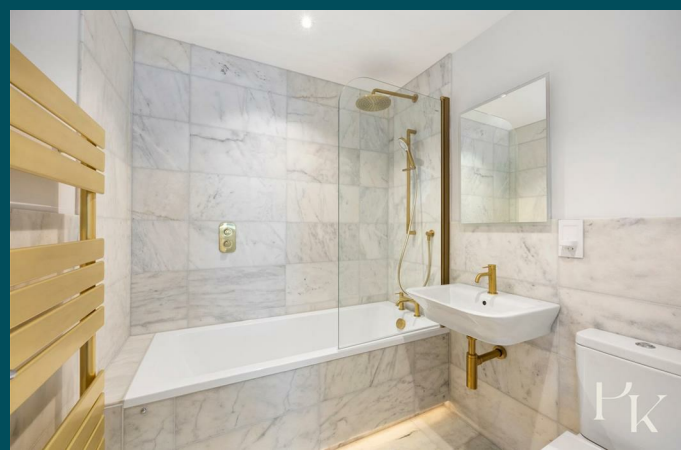






7B Howard Terrace

Brighton, BN1 3TR

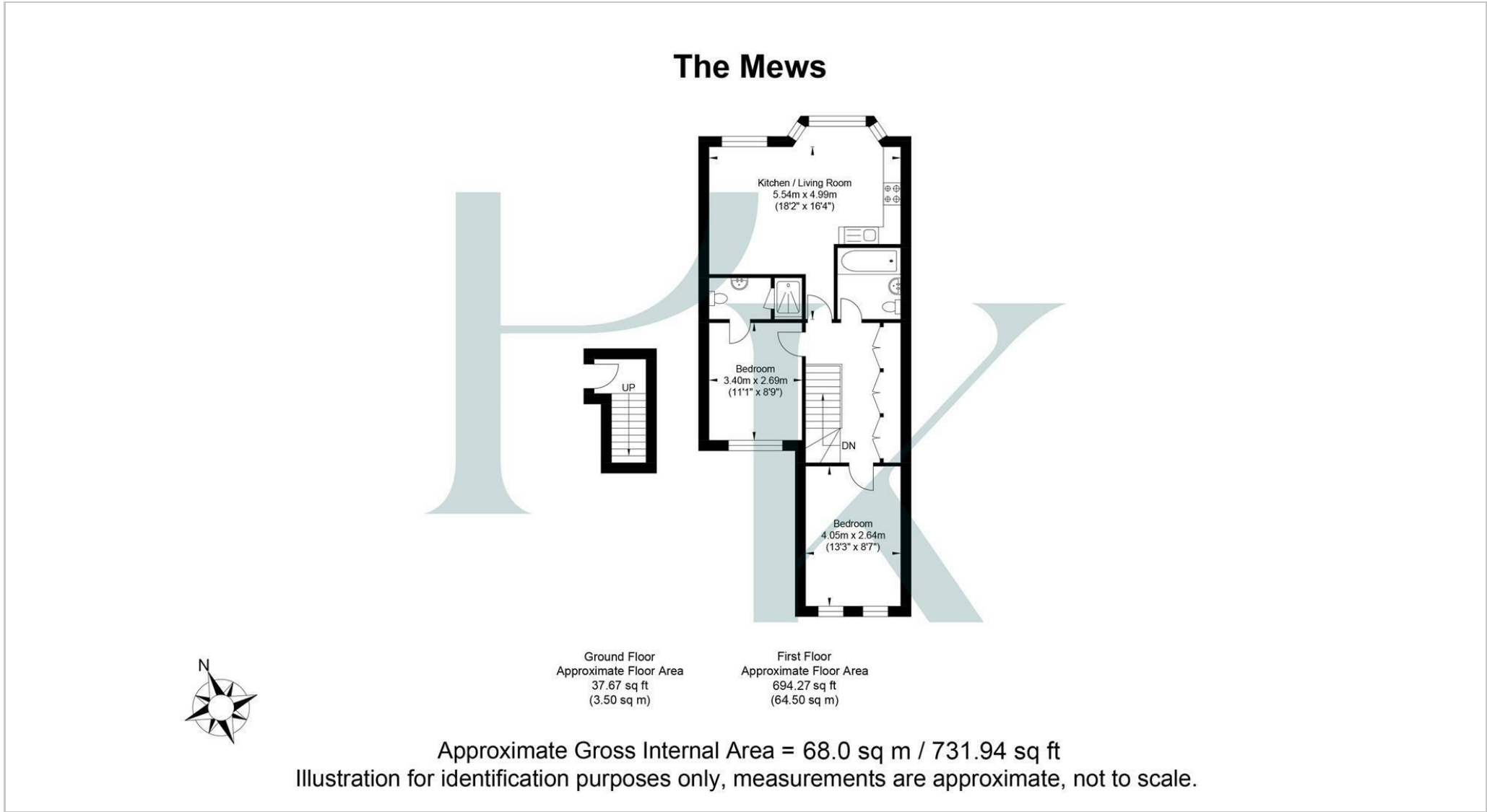
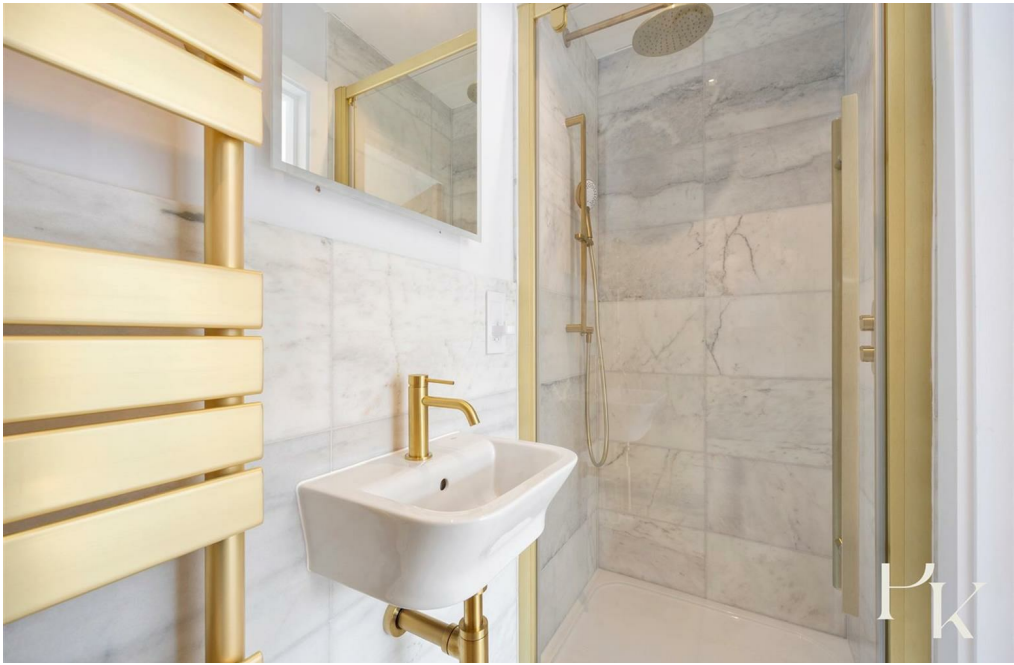
Offers in excess of £475,000

Situated in the highly sought-after Seven Dials area, this stunning new build two-bedroom, two-bathroom apartment perfectly combines contemporary design with timeless style. Just moments from Brighton Station, local cafés, and excellent schools, it's ideally positioned for both commuters and those seeking vibrant city living.

Set within a striking new development, the apartment occupies the first floor and benefits from its own secure gated entrance. Inside, the open-plan kitchen/living room is bathed in natural light from elegant bay windows and features a shaker-style Nolte kitchen complete with Siemens appliances, sleek cabinetry, and a luxury finish.

Both bedrooms are generously sized doubles, with the principal room boasting a large bay window and a chic en-suite shower room. The second double bedroom is ideal for guests, a home office, or a nursery, and is served by a separate family bathroom. Each bathroom has been finished to an exceptional standard, with marble flooring, contemporary marble wall tiling, and brushed brass fittings, creating a luxurious boutique hotel ambience.

A further standout feature is the unusually large built-in storage in the hallway with a Siemans washing machine. Located within a secure gated development with a video entry system, residents also benefit from landscaped communal gardens and secure bike storage. Further benefits include no onward chain and a new 999 year lease.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Pearson  
Keehan