

# 8A Howard Terrace

Brighton, BN1 3TR

**Asking price £800,000**

Located in the heart of the highly sought-after Seven Dials district, this exceptional new-build home forms part of The Mews, an exclusive collection of stylishly finished properties that combine contemporary elegance with practical modern living. Seven Dials is celebrated for its vibrant café culture, boutique shops, and community feel, all while being just a short stroll from Brighton Station – making it ideal for commuters and those who enjoy quick connections to London and the South Coast.

From the moment you step through the smart front door, the attention to detail is immediately apparent. The ground floor features engineered oak flooring, creating a warm yet sophisticated foundation for the home. At the front, the inviting sitting room enjoys a wide bay window, flooding the space with natural light and offering a cosy retreat for relaxing or entertaining.

To the rear, the Shaker-style nole kitchen is a true showpiece. Finished with elegant cabinetry, Caesarstone quartz worktops, and a complete suite of high-end Siemens appliances – including an oven, microwave, induction hob, fridge-freezer, dishwasher, and wine cooler – it has been designed for both form and function. Pendant lighting above the breakfast bar adds a stylish focal point, while the generous kitchen/dining area opens via bi-fold doors onto a private paved patio.

A separate utility room, also fitted with Siemens appliances and finished to the same high standard, offers excellent storage and practicality. The utility, along with the bathrooms and en-suite, is beautifully finished with Calacatta Vein solid marble floor tiling, providing a luxurious, cohesive look throughout.

Located within a secure gated development with a video entry system, residents also benefit from landscaped communal gardens and secure bike storage with an electric up and over door.

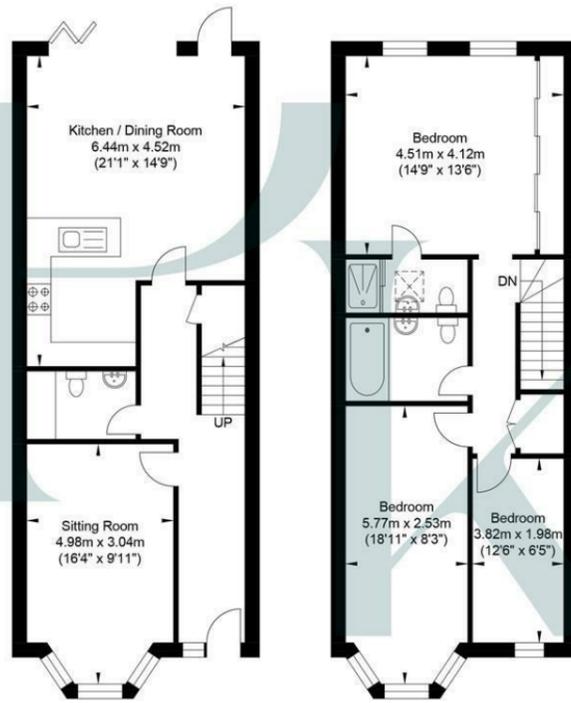
Upstairs, the principal bedroom is a light-filled sanctuary with three windows, fitted wardrobes, and a chic en-suite shower room featuring premium brass fixtures. Two further bedrooms offer flexibility – ideal for family, guests, or a home office. The family bathroom is equally impressive, with a bath and overhead shower, brass fittings, and marble-effect tiling for a timeless, hotel-quality feel.

The property benefits from a Ring doorbell system for added security, as well as a Build Zone Warranty for peace of mind. While the home enjoys its own private patio, residents also have access to a secure gated side entrance, leading to communal outdoor space and dedicated bike storage – ideal for city living.

Families will also appreciate the excellent school catchment area, which includes Stanford Infant and Junior Schools, BHASVIC, and Cardinal Newman Catholic School, all of which are highly regarded in the city.



## The Mews



Ground Floor  
Approximate Floor Area  
624.30 sq ft  
(58.0 sq m)

First Floor  
Approximate Floor Area  
624.30 sq ft  
(58.0 sq m)



Approximate Gross Internal Area = 116.0 sq m / 1248.60 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
89	99

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Pearson  
Keehan