



**Edward Street Quarter, Brighton, BN2 0BE**  
Asking Price £350,000

# Edward Street Quarter, Brighton, BN2 0BE

A contemporary third-floor, 565 sqft apartment at Edward Street Quarter in Kemptown, featuring an open-plan living area, a west-facing balcony, and a modern bathroom. Enjoy underfloor heating, Bosch appliances, and a communal roof terrace with stunning city and sea views.

Presented to the market for sale, this exceptional one-bedroom apartment, situated on the third floor of a modern purpose-built block at The Edward Street Quarter, offers a superb blend of contemporary design and practical living. Spanning a generous 565 square feet, this property is an ideal acquisition for first-time buyers, professionals, or investors seeking a high-quality residence in a vibrant city location.

The heart of this home is its impressive open-plan living space, thoughtfully designed to maximise both light and functionality. The integrated kitchen is a chef's delight, boasting a full suite of high-specification Bosch appliances, ensuring a seamless cooking experience. A stylish breakfast bar provides a casual dining area, perfect for morning coffee or entertaining guests. The living area itself offers ample space for relaxation and socialising, creating a welcoming atmosphere.

One of the standout features of this apartment is the delightful west-facing balcony, accessible from both the living space and the bedroom. This private outdoor area provides a tranquil spot to unwind, enjoy the afternoon sun, and offers a pleasant outlook. It's an invaluable extension of the living accommodation, perfect for al fresco dining or simply enjoying the fresh air.

The double bedroom is well-proportioned, offering a comfortable and serene retreat. Adjacent to this, the modern bathroom is a testament to contemporary design, featuring sleek fixtures and fittings, complemented by striking feature tiling that adds a touch of sophistication. The entire apartment benefits from efficient underfloor heating, providing consistent warmth and comfort throughout the colder months.

Residents will appreciate the convenience of a video entry phone system, ensuring security and peace of mind. The building is also equipped with two passenger lifts, providing easy access to all floors. For those with a motorcycle, an allocated parking space is a significant advantage in this central location. Furthermore, the property comes with the remainder of a 10-year warranty, offering additional reassurance to the new owner.

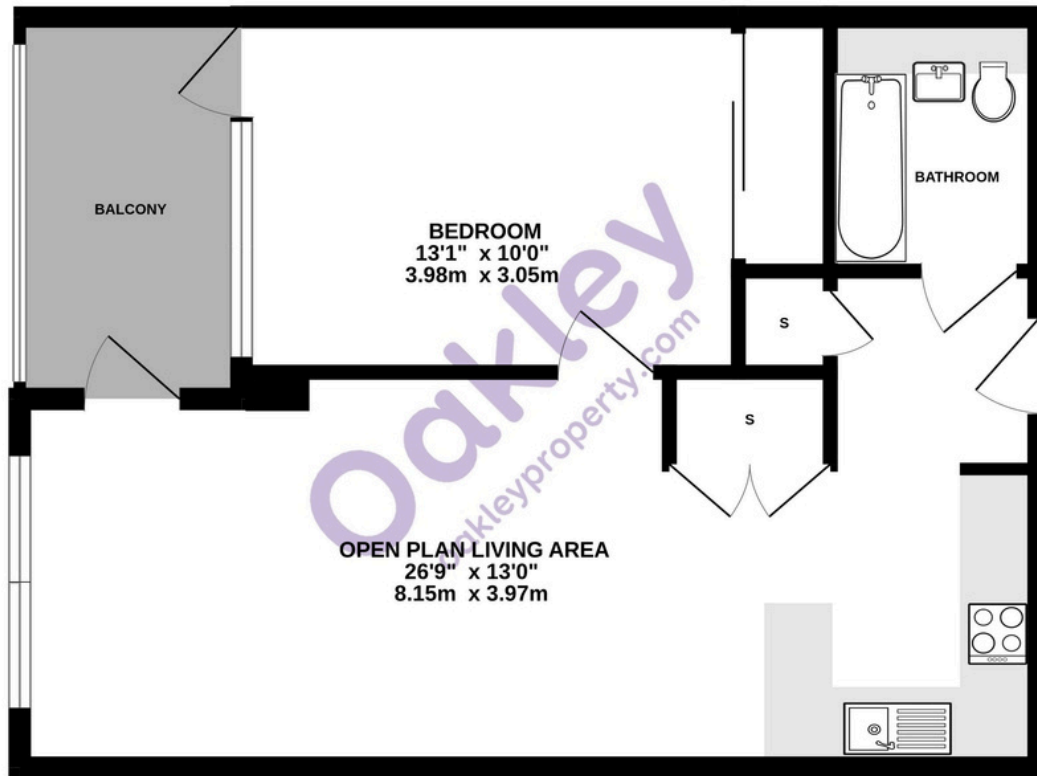
Beyond the apartment itself, residents have access to a fantastic communal roof terrace. This elevated space provides far-reaching, panoramic views across the city and extends towards the sea, offering an incredible backdrop for social gatherings or quiet contemplation. It's a truly unique amenity that enhances the lifestyle offered by this property.

Located on Edward Street, the apartment benefits from excellent proximity to local amenities, including shops, restaurants, and cultural attractions. Transport links are readily available, making commuting and exploring the wider area straightforward. This property represents a fantastic opportunity to acquire a stylish and well-appointed home in a highly desirable area.



# FOURTH FLOOR

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



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.  
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# Oakley

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Agents Notes  
Tenure Leasehold  
999 Year Lease From 2020  
Service Charge Approx £3,000 Per Annum  
Ground Rent N/A  
Council Tax Band B

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 65 B	← 85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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