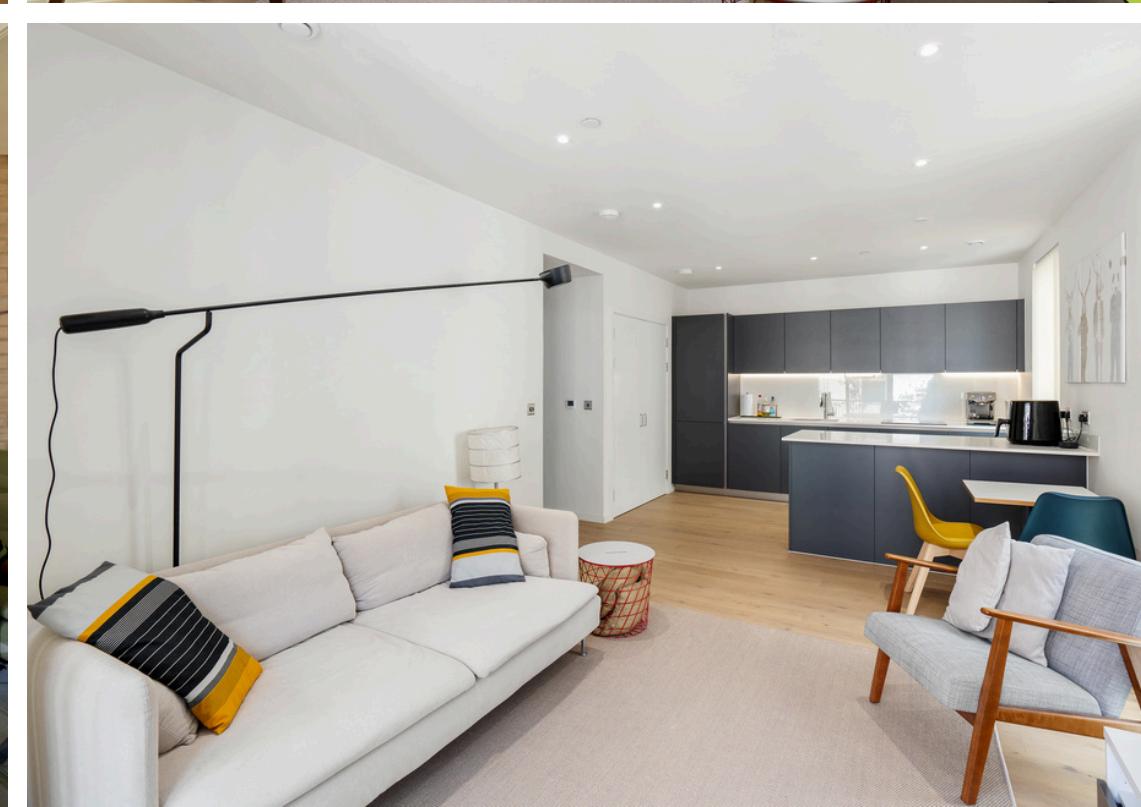
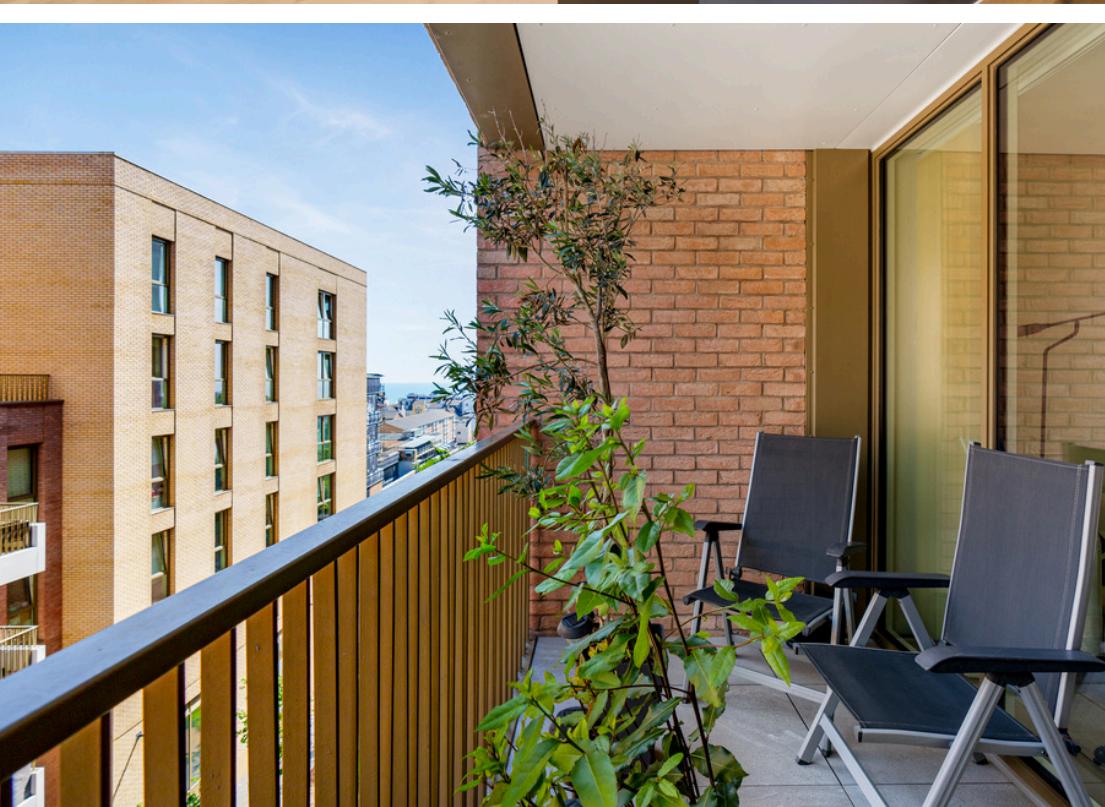




Edward Street, Brighton, BN2 0BE

Asking Price £495,000



Edward Street, Brighton, BN2 0BE

Welcome to the Edward Street Quarter, a stunning modern apartment building located in central Brighton. Offering a comfortable and luxurious living experience, this beautiful fifth floor apartment, has two-bedrooms, two-bathrooms and is ideal for individuals or a small family looking for their perfect home.

As you step inside, you'll be greeted by a spacious entrance hall, that leads to an open-plan living space, thoughtfully designed to maximize natural light and create a warm, welcoming atmosphere. The apartment boasts a chic fitted kitchen with Bosch appliances and a breakfast bar, perfect for entertaining guests or enjoying a quiet meal at home.

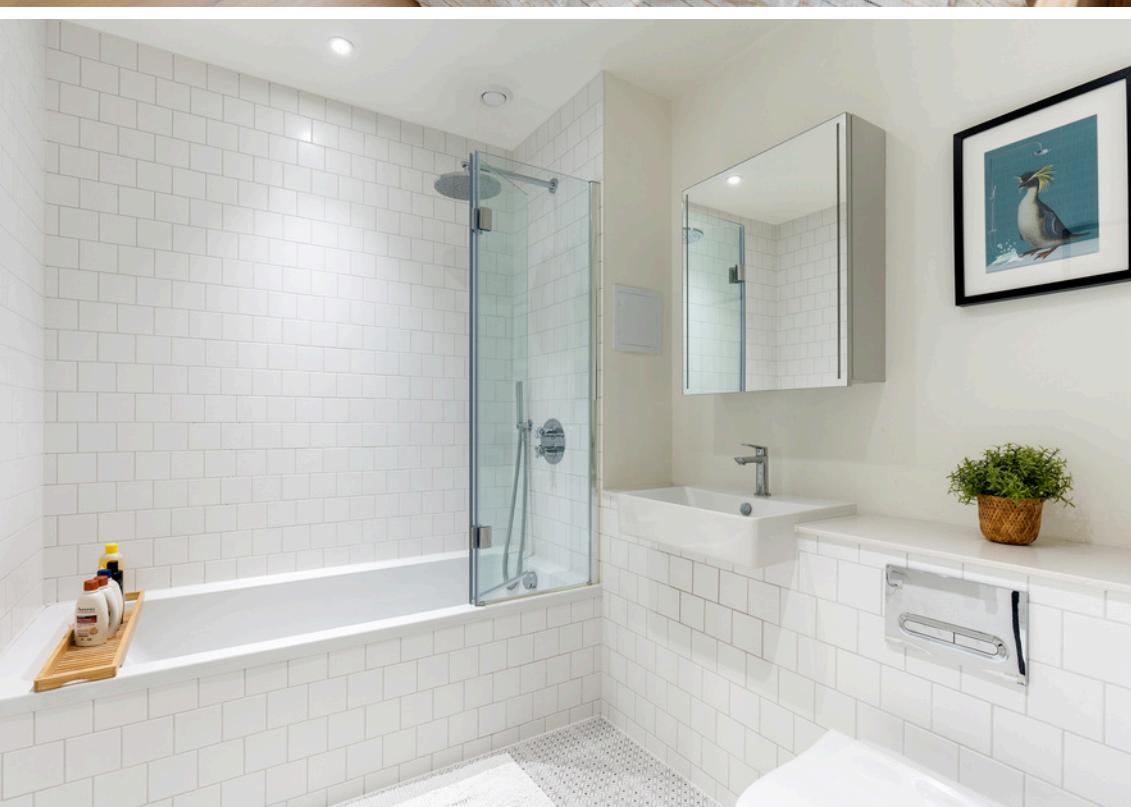
The two bedrooms are both generously sized with the principle room featuring an en-suite shower room, providing convenience and privacy. The elegant family bathroom adds an additional touch of luxury, featuring modern fixtures and fittings.

One of the standout features of this apartment is the east-facing balcony, where you can soak up the morning sun with a cup of coffee or simply enjoy the views of the surrounding area. Imagine unwinding here after a long day, taking in the tranquil atmosphere.





Edward Street, Brighton, BN2 0BE



The apartment benefits from underfloor heating, ensuring a cosy and comfortable environment throughout the year. With this modern feature, you can walk barefoot on warm floors during the winter months and maintain a comfortable temperature regardless of the weather outside.

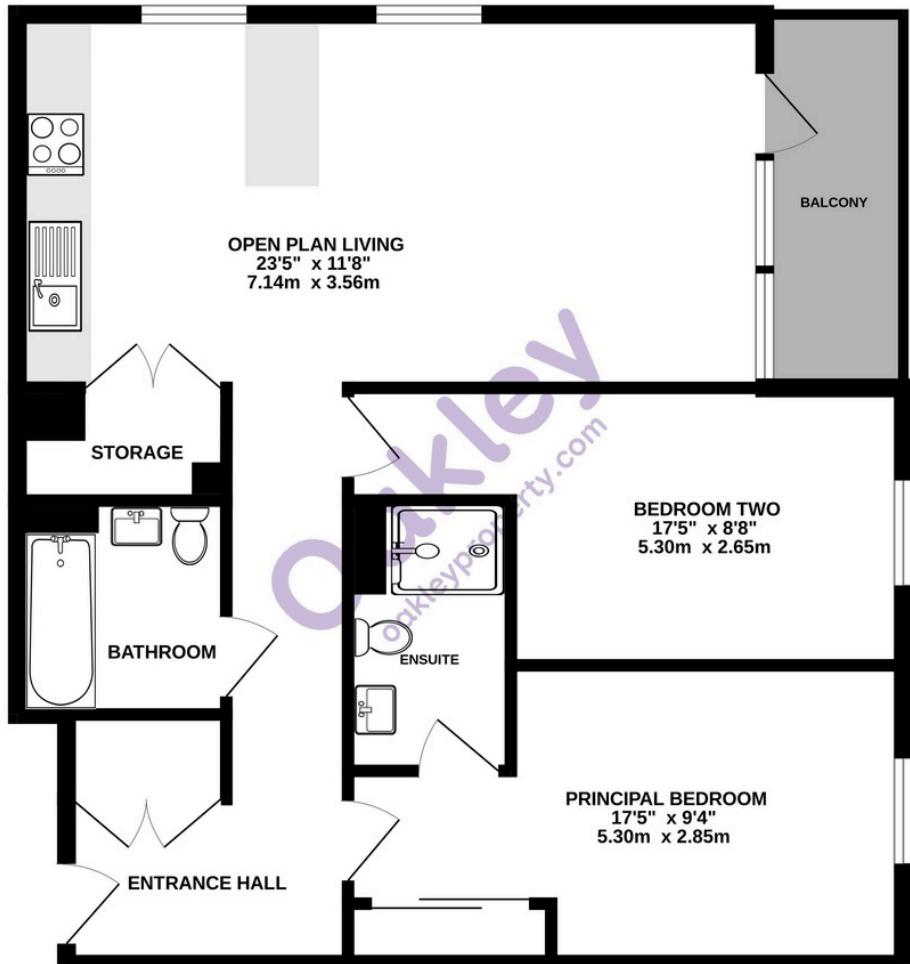
Additionally, the property comes with the remainder of a 10-year BLP Warranty, giving you peace of mind when it comes to the quality and structural integrity of your new home.

Residents at the Edward Street Quarter also have the privilege of enjoying the fabulous communal rooftop terrace. This delightful space provides a social hub where you can meet your neighbours, relax, and enjoy panoramic views of the city.

With a total area of 797 square feet (74 square meters), this apartment offers a generous amount of space for comfortable living. Whether you need extra room for a home office, a study, or a creative studio, there are endless possibilities to tailor the space to your needs.

Located in central Brighton, this property is ideally situated for those seeking a vibrant urban lifestyle. The area features an array of amenities, including shops, restaurants, cafes, and leisure facilities, ensuring that everything you need is within easy reach. Excellent transport links make commuting a breeze, with convenient access to major road networks and public transportation options.

FIFTH FLOOR



Energy Performance Certificate

Agents Notes

Tenure Leasehold
999 Year Lease From 2020

Service Charge Approx £3,095.36 Per Annum

Ground Rent N/A

Council Tax Band D

Score Energy rating Current Potential

92+ A 84 B 84 B

81-91 B 84 B 84 B

69-80 C 84 B 84 B

55-68 D 84 B 84 B

39-54 E 84 B 84 B

21-38 F 84 B 84 B

1-20 G 84 B 84 B



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



Your Sussex Property Expert

Brighton & Hove Office
01273 688 881

30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
brighton@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property

