



Edward Street, Brighton, BN2 0BE
Asking Price £495,000



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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.







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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.

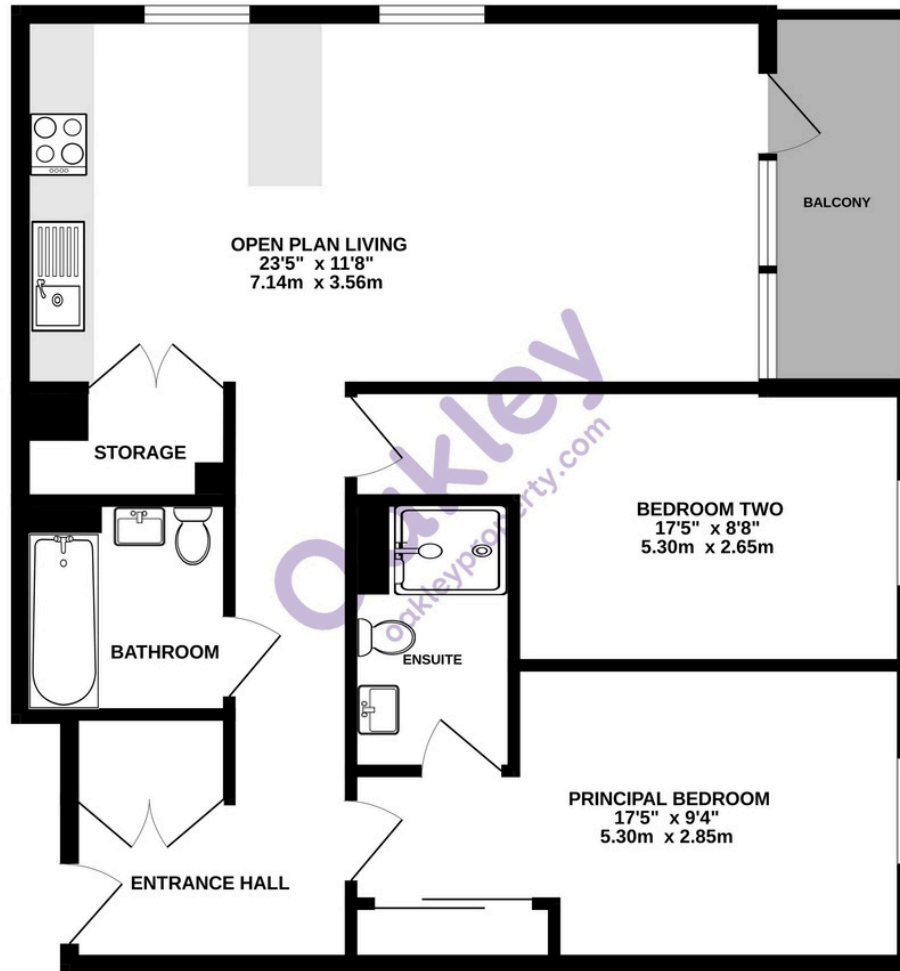
Residents at the Edward Street Quarter also have the privilege of enjoying the fabulous communal rooftop terrace. This delightful space provides a social hub where you can meet your neighbours, relax, and enjoy panoramic views of the city.

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



TOTAL FLOOR AREA : 803sq.ft. (74.6 sq.m.) approx.
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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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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