



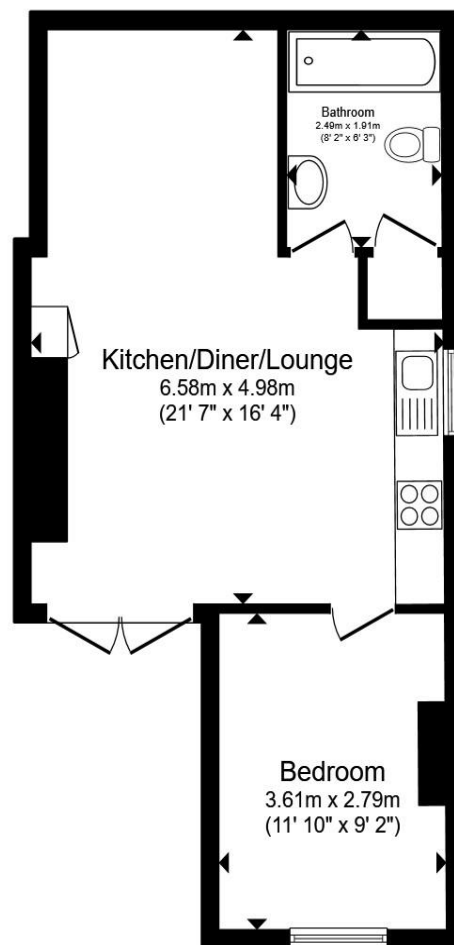
Edward Street, Brighton, BN2 0BB

welcome to

Edward Street, Brighton

A beautifully presented apartment set within a quiet private street in the heart of Kemptown, offering modern interiors, a private street entrance and a stunning private garden. Finished to a high standard throughout and sold with a share of the freehold.





Total floor area 42.8 m² (461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Located within a quiet private street in the heart of Central Kemptown, this beautifully presented apartment offers stylish, modern living combined with the rare benefit of a stunning private garden. Finished to an excellent standard throughout, the property is ideal for those seeking a home that balances character, privacy and contemporary design.

The flat enjoys its own private street entrance, creating a strong sense of independence. Inside, the accommodation is well-planned and light-filled, with a modern aesthetic that runs consistently throughout. The main living space is generous and welcoming, providing ample room for both living and dining, and connecting seamlessly to the garden beyond.

The private garden is a standout feature, thoughtfully landscaped with established planting, seating areas and walkways, creating a peaceful outdoor retreat that can be enjoyed throughout the year. This space is perfect for entertaining, relaxing or simply escaping the bustle of city life. Additional benefits include a modern fitted kitchen, contemporary bathroom, well-proportioned bedroom accommodation and a share of the freehold, adding to the property's long-term appeal. Positioned moments from the seafront, local cafés, independent shops and transport links, this exceptional home offers the best of Kemptown living in a tranquil and private setting.

welcome to

Edward Street, Brighton

- Stunning Private Garden
- Modern Finish Throughout
- Share Of The Freehold
- Private Street Entrance
- Central Kemptown Location

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1986.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET106213



Property Ref:
KET106213 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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