



Edward Street, Brighton, BN2 0BH

Offers In Excess Of £280,000

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A modern fifth-floor apartment in Edward Street Quarter, offering open-plan living, a communal roof terrace, and the remainder of its new build warranty.

Forming part of a contemporary development at Edward Street Quarter, in central Brighton, this exquisite one-bedroom apartment presents an exceptional opportunity for first-time buyers, professionals, or those seeking a stylish urban retreat. Boasting a prime fifth-floor position, this property offers a sophisticated lifestyle within a modern block, complete with the convenience of a passenger lift.

Upon entering, you are immediately greeted by the property's defining feature: a beautifully designed open-plan living space. This versatile area seamlessly integrates the reception, dining, and kitchen zones, creating an inviting and highly functional environment perfect for both relaxation and entertaining. The thoughtful layout maximises the 441 square feet of internal space, ensuring a comfortable and airy feel throughout. Natural light floods the room, enhancing the contemporary aesthetic and highlighting the quality finishes.

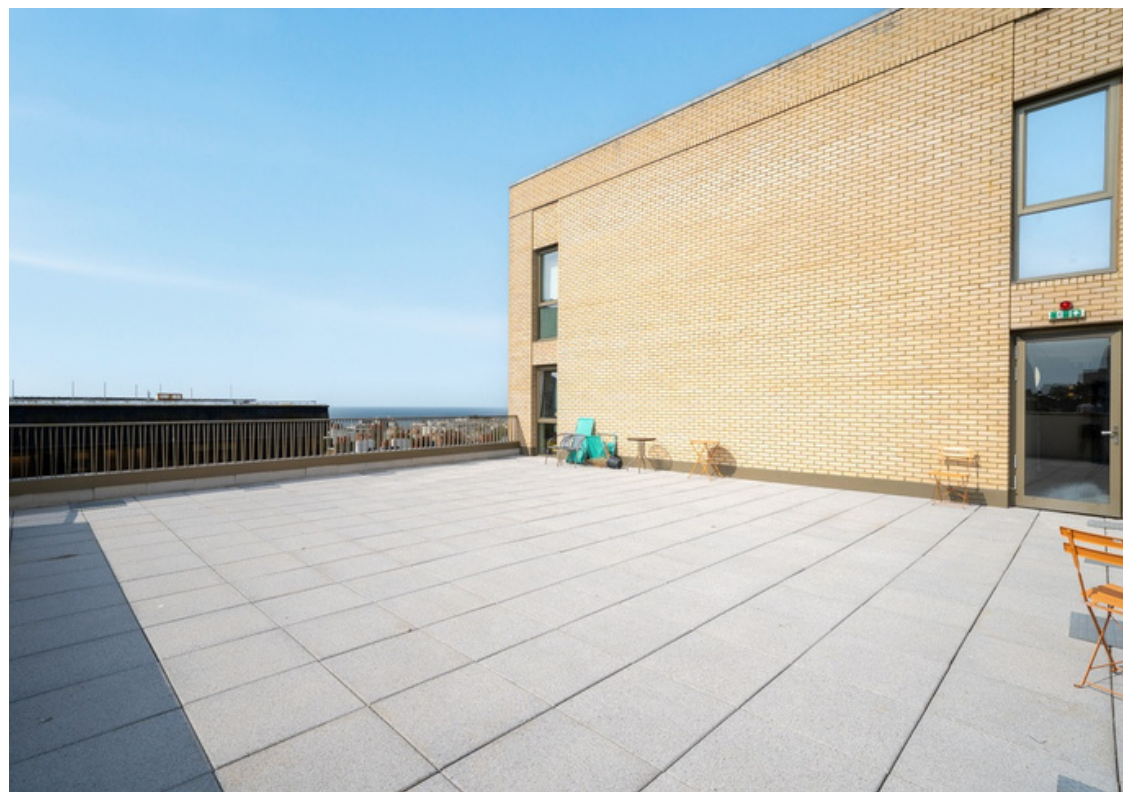
Central to the open-plan design is the sleek, contemporary kitchen. Fitted with a range of modern appliances and stylish cabinetry, it provides an efficient and attractive space for culinary pursuits. The design is both practical and aesthetically pleasing, complementing the overall modern theme of the apartment.

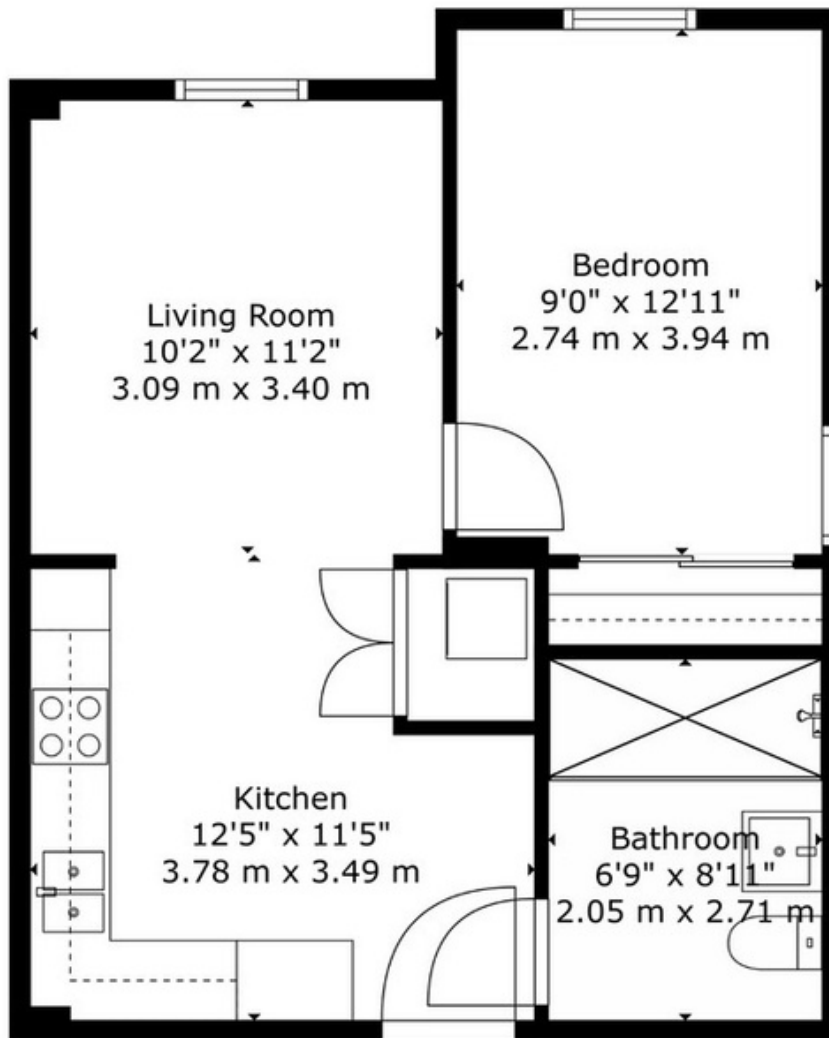
Adjacent to the living area, the well-proportioned bedroom offers a peaceful sanctuary, designed for comfort and tranquillity. It provides ample space for a double bed and additional furnishings, making it an ideal private haven.

Completing the internal accommodation is the equally contemporary shower room. Featuring high-quality fittings and a clean, minimalist design, it offers a refreshing and luxurious experience. Every detail has been considered to ensure both functionality and a touch of elegance.

One of the standout features of this property is the exclusive access to a communal roof terrace. This elevated outdoor space provides a fantastic opportunity to enjoy far-reaching views, socialise with neighbours, or simply unwind in the fresh air. It's a valuable amenity, offering a private escape from the hustle and bustle of daily life.

Further enhancing the appeal of this apartment is the remainder of its new build warranty, providing prospective buyers with peace of mind regarding the property's construction and quality. The long lease also adds to the security and long-term value of this investment. The presence of a passenger lift ensures easy access to all floors, a significant convenience for residents.





TOTAL: 457 sq. ft, 42 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Agents Notes

Tenure Leasehold
250 Year Lease from 2021
Service Charge Approx £3,187 Per Annum
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate

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



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