



37 Edward Street, Brighton, BN2 0BE

Prices From £490,000



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The Property

Welcome to this well proportioned modern home nestled on the third floor, accessible by two convenient passenger lifts.

This stylish residence boasts an open-concept design enriched with top-tier finishes and fittings. You'll revel in the luxurious ambiance, highlighted by the meticulously designed Eurocucina kitchen featuring sleek soft-close handleless cabinetry in sophisticated matte graphite grey; ambient under-cabinet lighting; pristine white marble-effect quartzstone countertops, with a striking glass splashback; a chic breakfast bar; and seamlessly integrated Bosch appliances, including an induction hob, oven, dishwasher and fridge freezer. There is a free standing Bosch water/dryer in one of the two good sized storage cupboards. The living area also boasts a door leading to your private east facing balcony, overlooking pedestrianised Mighell Street, perfect for enjoying the outdoors in comfort.

The principal bedroom offers convenience and style with its fitted wardrobe adorned with sliding doors, and en-suite shower room. Both the bathroom and en-suite feature striking patterned porcelain floor tiles, complemented by matte white wall tiles. These spaces also include an illuminated mirrored cabinet, a heated towel rail, rejuvenating rainwater showerheads, a walk-in shower in the en-suite, and a shower-over-bath configuration in the bathroom.







Oversized double-glazed windows usher in natural light and provide a sense of spaciousness. The entire living space is graced with engineered oak timber flooring, embracing underfloor heating and energy-efficient LED downlighting. Rest easy with the peace of mind that comes from a 10-year BLP New Homes Warranty and a generous 999-year lease starting from 2020, as well as a video entryphone and lockable cycle store.

But that's not all, your new home extends beyond your apartment's walls. Discover the allure of the communal rooftop terrace, an exclusive oasis offering breathtaking vistas of Brighton. It's the ideal setting for savouring early morning breakfasts or engaging in evening social gatherings with your newfound neighbours and friends.

For your convenience, underground parking spaces are available to purchase for both motorcycles and cars.

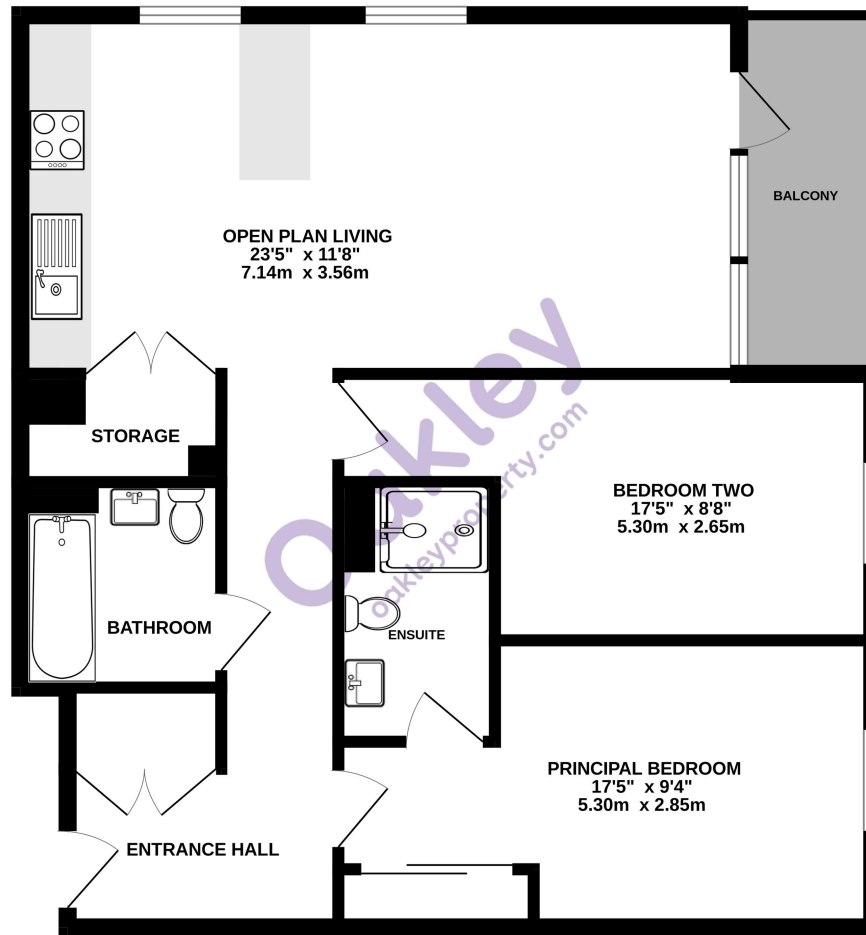
The Location

Excellent positioned in Brighton city centre, moments from Kemptown, 37 Edward Street is part of a new flourishing neighbourhood that's full of delights. Chill out in the three lush green spaces, browse the independent boutiques, hop into the co-working hubs or the excellently equipped gym and studio.

Brighton's cultural and social life are literally minutes' away. Enjoy everything from historic buildings, to vibrant café culture and award-winning restaurants. Equally benefit from the beautiful parks and the miles of seafront within easy reach.



THIRD FLOOR



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

Agents Notes	Score	Energy rating	Current	Potential
Tenure Leasehold	92+	A		
999 Year Lease Term From 2020	81-91	B		
Ground Rent- £0	69-80	C		
Service Charge- Approx. 3.86 psqft pcm	55-68	D		
Council Tax Band E	39-54	E		
	21-38	F		
	1-20	G		
			84 D	84 B

Please note that the images are from the show home



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