



**37 Edward Street, Brighton, BN2 0BE**

Asking Price £775,000

## 37 Edward Street, Brighton

- A Brand New South Facing 3 Bedroom Apartment With Sea Views
- Generous Open Plan Living With Stylish Fitted Kitchen
- Flexible Living With Sliding Door To Enlarge Living Space
- 2 Allocated Gated Underground Parking Spaces
- Principal Bedroom With En-suite, Fitted Wardrobes & Balcony
- South Facing Balcony With Sweeping Views Across Brighton & The Sea
- Internal Floor Area 106m<sup>2</sup> / 1,145ft<sup>2</sup>
- Amazing Residents Roof Terrace With Panoramic Sea Views
- Close To Cafe's, Restaurants, Brighton Station & The Beach!
- Ready For Occupation!



### The Property

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A generously proposed fourth floor apartment in this modern development constructed in 2022. A spacious open plan living area with luxurious fitted kitchen, doors to a south facing balcony and stunning views towards the sea. Three well-proportioned bedrooms with the principal bedroom having an en-suite, fitted wardrobes and a balcony. The apartment benefits from two allocated car parking spaces in a gated underground car park.

#### Kitchen of Distinction

A designer Eurocucina kitchen, finished in a sleek matte graphite grey with soft-close, handleless cabinetry with feature glass splashback. The kitchen exudes elegance with under-cabinet lighting, white marble-effect quartzstone worktops, a captivating breakfast bar with a undercounter wine cooler, and integrated Bosch appliances that include an induction hob, oven, dishwasher, fridge freezer, and washer/dryer.

### Sumptuous Bedrooms

The principal bedroom is a sanctuary with fitted wardrobes and sliding doors that lead to a private balcony, offering a perfect retreat to unwind. The second and third bedrooms are generously sized, ensuring that everyone has their own comfortable space, with a sliding door to bedroom three enabling the living space to be increased if desired.

### Sophisticated Bathrooms

The bathroom and en-suite have been designed with exquisite, patterned porcelain tiled flooring, pristine Solus matte white wall tiles, illuminated mirrored cabinets, heated towel rails, and either a relaxing shower over the bath or a good sized shower.

### Luxurious Features Throughout

From the moment you enter, you'll be greeted by engineered oak timber flooring, underfloor heating, and LED downlighting, creating an inviting atmosphere throughout. For your peace of mind, the remainder of a 10-year BLP New Homes Warranty and a 999-year lease starting from 2020 are included.

### Additional Features

- Access via two passenger lifts
- Enjoy the convenience of a video entryphone.
- Generous built in storage
- Keep your bicycles secure in the lockable cycle store.
- Sliding doors open onto two private balconies, from the living area and principle bedroom
- Oversized double glazed windows flood the apartment with natural light.
- Southerly aspect with panoramic rooftop views towards the sea.

### Communal Roof Terrace

Take your living experience to new heights on the communal roof terrace. It's an exceptional extension of your home, offering stunning views of Brighton. Whether you're starting your day with breakfast or socializing with neighbours and friends at sunset, this vibrant contemporary space is yours to enjoy.

### Gated Parking

The apartment boasts two underground gated car parking spaces.









## Elevate Your Living Experience

A new apartment with south balcony, views towards the sea and two parking spaces in the city centre.

A bright and contemporary apartment that epitomizes modern living on the Fourth floor, accessible by two convenient passenger lifts. This residence boasts two balconies, two allocated car parking spaces and stunning panoramic sea views.

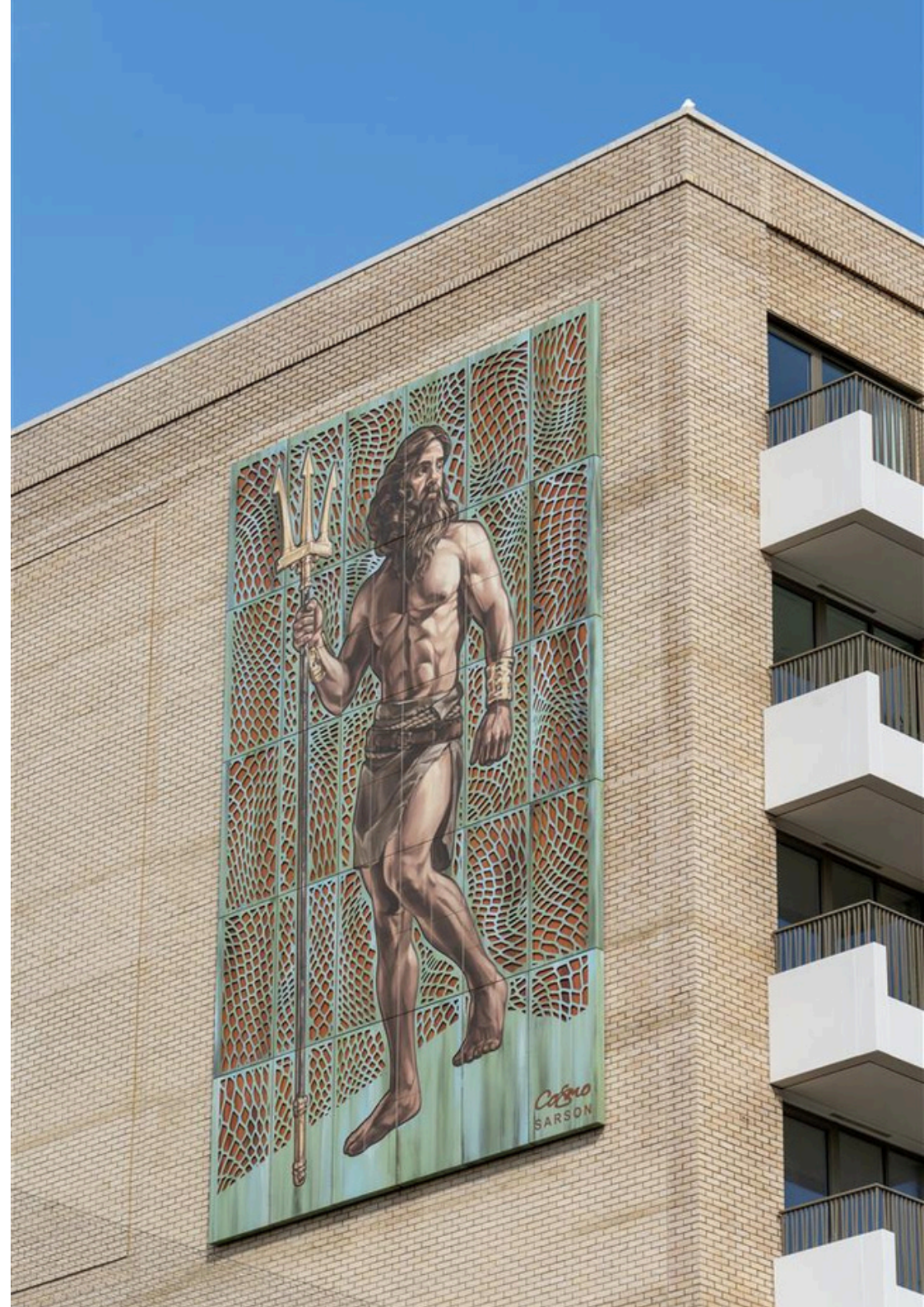


### The Location

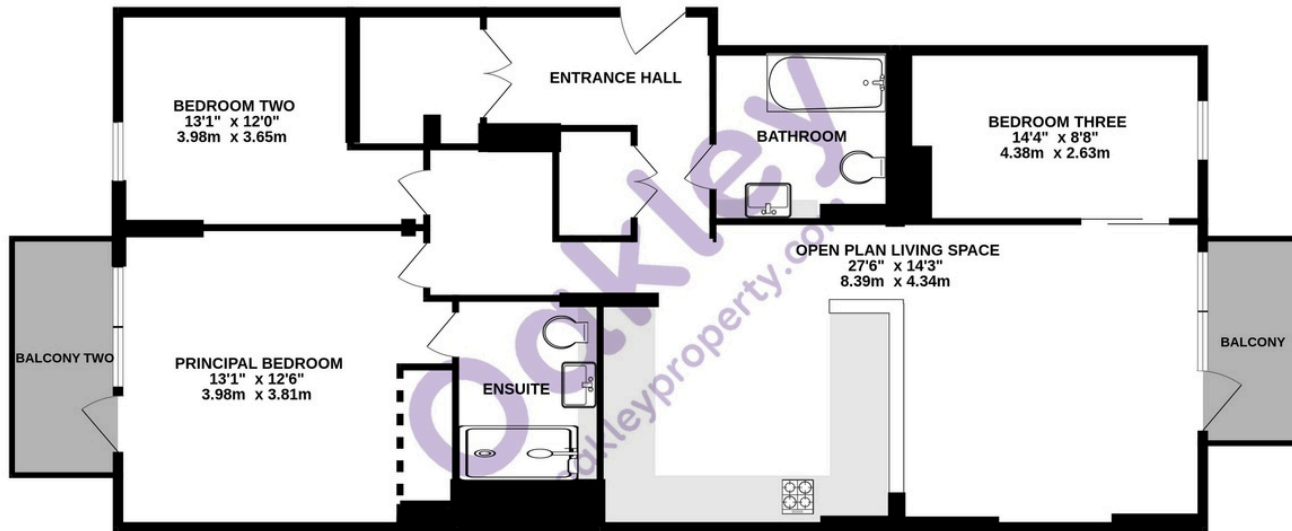
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Excellent positioned in Brighton city centre, moments from Kemptown, 37 Edward Street is part of a new flourishing neighbourhood that's full of delights. Chill out in the three lush green spaces, browse the independent boutiques, hop into the co-working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



1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.  
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**Agents Notes**  
 Tenure Leasehold - Share of Freehold  
 999 Year Lease Term From 2020  
 Ground Rent- £0  
 Service Charge- Approx. £4419.70 pcm  
 Council Tax Band F  
 Please note that the images are from the show home or CGI dressed

**Energy Performance Certificate**



**Please note:**

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