



37 Edward Street, Brighton, BN2 0BE
Price £300,000

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37 Edward Street is part of Brighton's newest eclectic community where the best of the city will live, mix and meet. Minutes from the sea and city centre; if you thrive on creativity then this is the place to live.

The Property

A bright & contemporary apartment, situated on the sixth floor, accessible by two convenient passenger lifts. This modern home benefits from an open play layout with designer Eurocucina kitchen in matt graphite grey, with soft close handleless furniture, under cabinet lighting, white marble effect quartzstone worktops, breakfast bar feature glass splashback & integrated Bosch appliances including induction hob, oven, dishwasher and fridge freezer.

The bedroom is conveniently located via sliding door, which can be left open to enhance your living space, or closed to provide privacy. This area has fitted wardrobes for your convenience.

The shower room features walk-in shower with rainwater showerhead, patterned porcelain tiled flooring and matt white wall tiles, an illuminated mirrored cabinet, and heated towel rail.

There is engineered oak timber flooring throughout as well as underfloor heating and LED downlighting. The entrance hall has a cupboard with a freestanding BOSCH washer/dryer.

The communal roof terrace is a fantastic extension of your home - a private place to enjoy beautiful views over Brighton and a vibrant contemporary setting for early morning breakfasts or sunset socialising with new neighbours and friends.

The property benefits from use of a lockable cycle store, a 10 year BLP New Homes Warranty and a 999 year lease from 2020.

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.

Brighton's cultural and social life are literally minutes' away. Enjoy everything from historic buildings, to vibrant café culture and award-winning restaurants. Ideally located for the seafront/beach and Brighton mainline railway station.





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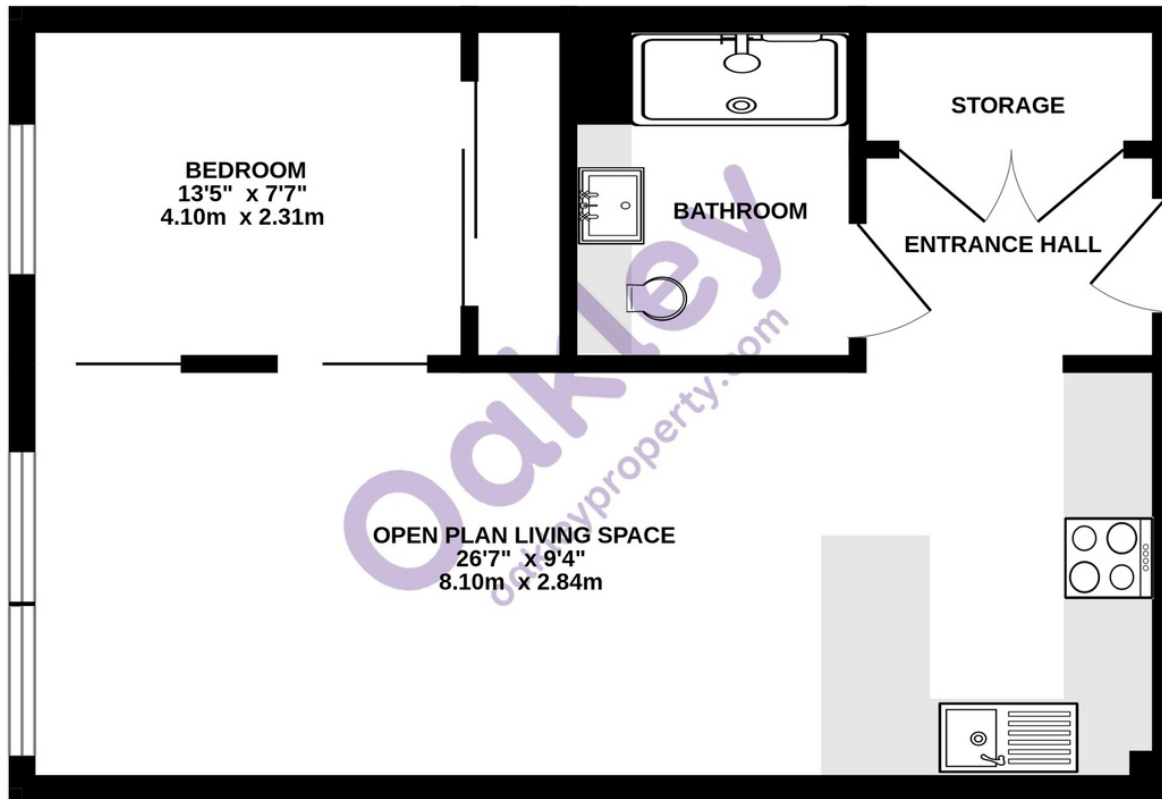
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TOTAL FLOOR AREA : 467sq.ft. (43.4 sq.m.) approx.
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Energy Performance Certificate

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

Please note that the images are from the show home or CGI dressed



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