



Eden House

Brighton, BN2 0BQ

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A fantastic two bedroom detached house with separate office/utility, situated in a secluded position set back off a private drive and located within the extremely desirable area of Queens Park.

With the added benefit of off street private parking for two cars.

The house would appeal to those with modern tastes, an environmental awareness and a desire to live in privacy.

The living spaces are bright and spacious, offering a welcoming atmosphere with clean lines, fresh finishes, and well-thought-out layout. The open-plan kitchen, dining, and living area is a highlight, with high-quality appliances and plenty of counter and cupboard space. The lounge enjoys a private leafy outlook and the space as a whole is perfect for both entertaining or quiet relaxation.

The kitchen is of a high standard with built in appliances, quartz worktop and a dark grey and fluted walnut combination. Large skylight windows allow natural light to flood the room, creating a warm and inviting ambiance.

This property benefits from underfloor heating throughout with independent zonal control

As you enter the property the hallway also benefits from another large glass skylight that showers the space with natural light, and the combination of oak and glass in the staircase design, along with oak treads, is nothing short of exquisite. It offers a modern and open feel.

The ground floor cloakroom has stylish porcelain patterned wall tiles with light grey floor tiles.

The second bedroom is situated at ground floor level and includes an en-suite, incorporating a large walk-in shower, wall hung basin, de-misting mirror and PIR sensor light for an ambient lit atmosphere. All fittings by Grohe.

The lower ground floor houses the master bedroom, with a fabulous large en-suite bathroom, comprising double-ended bath, separate shower, tiled shelving and also the advantage of the soft PIR lighting. Again, all fittings are by Grohe

The master bedroom looks out onto a beautiful, tranquil terraced patio garden, which can be accessed through the large sliding doors and features steps leading up to ground level. The garden planters have been professionally landscaped with plants selected to create a Japanese garden aesthetic.

The warm earthy tones of the sandstone tiles are both appealing in design and also ensure the courtyard maintenance is kept to a minimum.

Although the area has been built at lower ground level it still benefits from afternoon sun and its positioning allows complete privacy.

This home also benefits from a very useful good sized utility/study room with built in storage and laundry appliances.

Having a 10-year new homes warranty through Compariq is a significant benefit for anyone considering this property. It underscores the commitment to quality and customer satisfaction, providing long-term protection and peace of mind. It's a valuable assurance that your investment in this new build house is safeguarded, and it can contribute to a worry-free and enjoyable living experience.

East Drive runs directly adjacent to Queen's Park- a beautiful landscaped park with cafe, tennis courts, playground, and a large duck pond. Just a stones throw from the many fabulous shops and cafes of Kemp Town. Situated close to Brighton College as well as Brighton city centre, the property is roughly a 10 minute walk to the seafront. The cosmopolitan Brighton city centre is also easily accessible and well connected with fast, direct train services leaving from Brighton station (1.1 miles) to London and Gatwick Airport.

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TBC

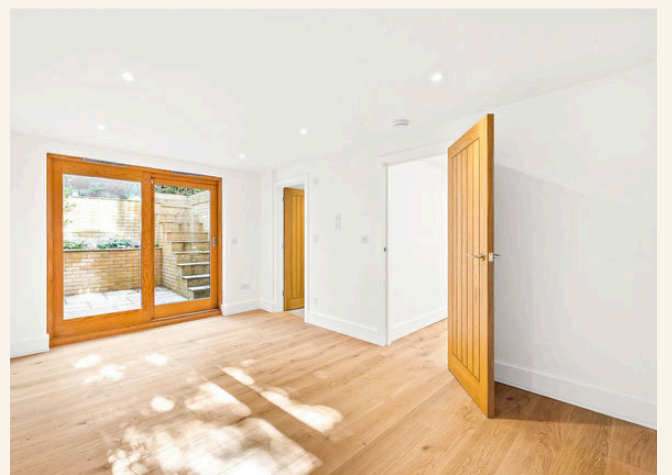
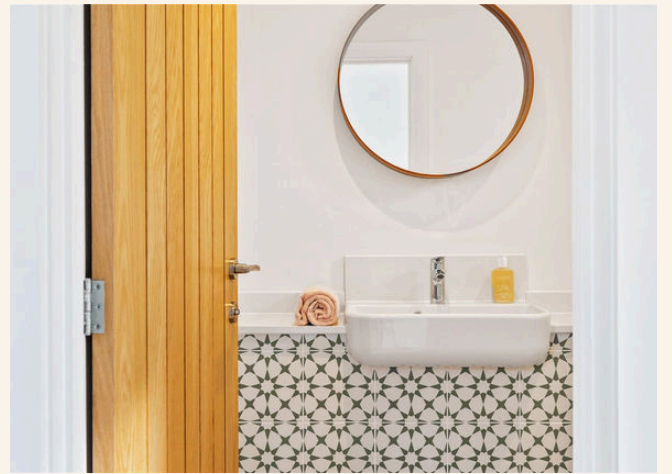
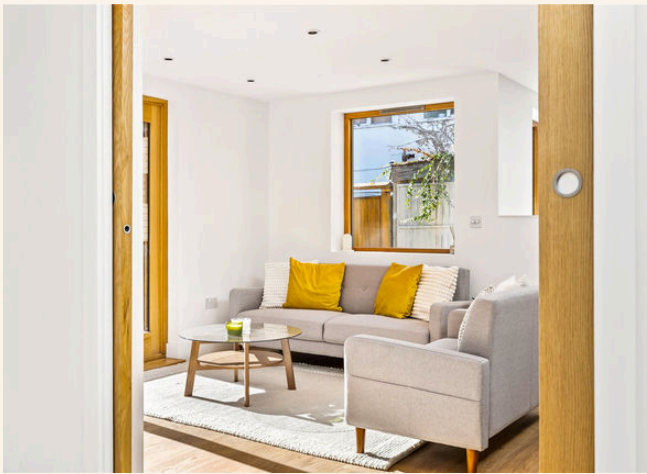


➤ *Asking Price* POA

Key Features:

- Off Street parking for two cars
- Supply for EV charger
- Supply for solar panels
- 10 Year New Homes Warranty
- Air source heat pump
- underfloor heating throughout





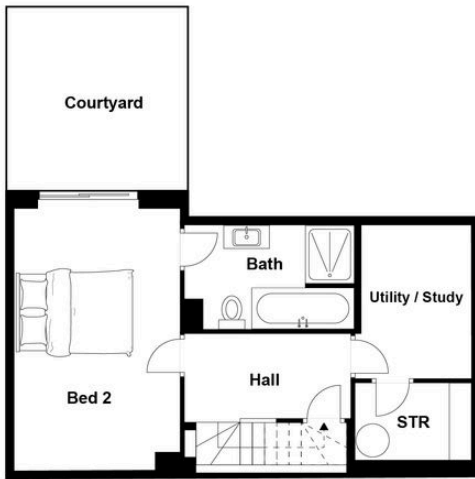


TOTAL FLOOR AREA:
1057 sqft (98.2 sqm)

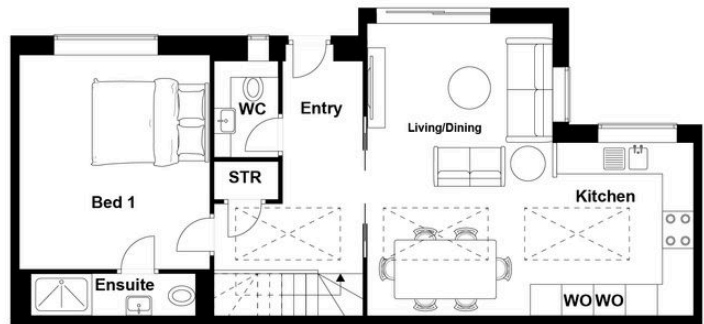
East Drive, Brighton

Approximately 98.2 sqm (1057 sqft)

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LOWER LEVEL

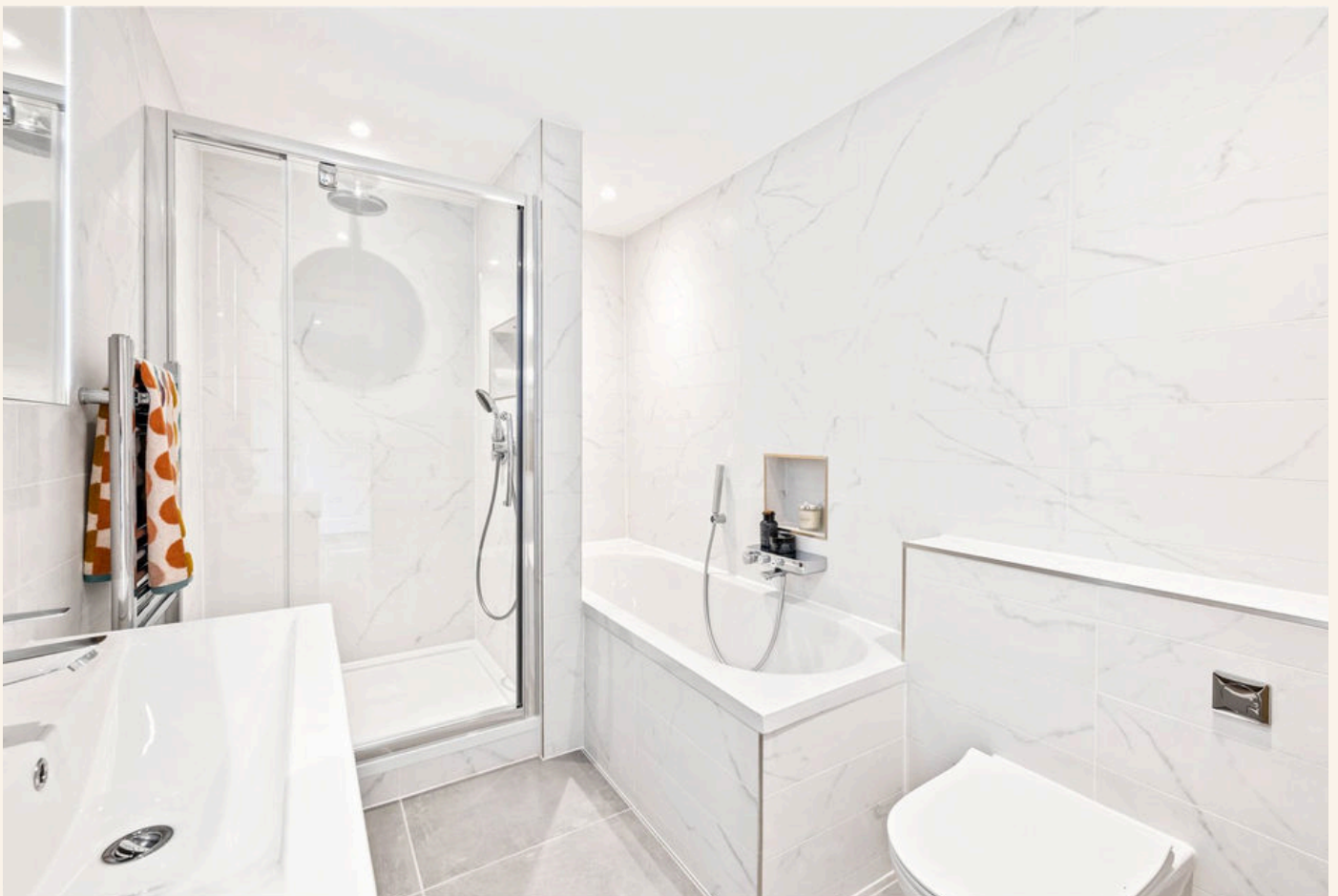


UPPER LEVEL



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



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3. All Measurements are approximate.



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