



# *Eden House*

Brighton

mishons

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

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.



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

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 Compariqo 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.

 **Guide Price** £685,000

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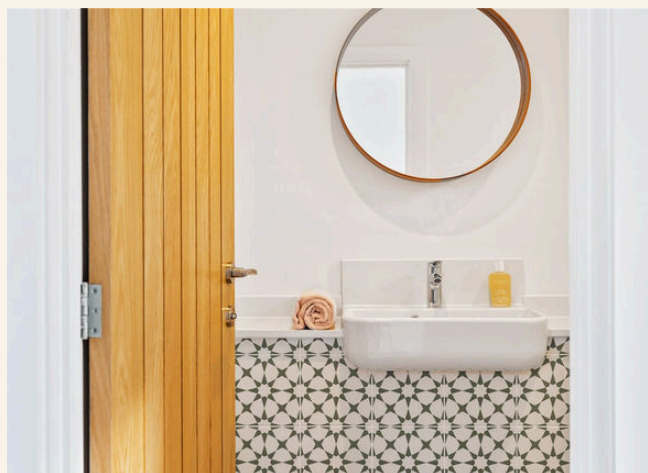
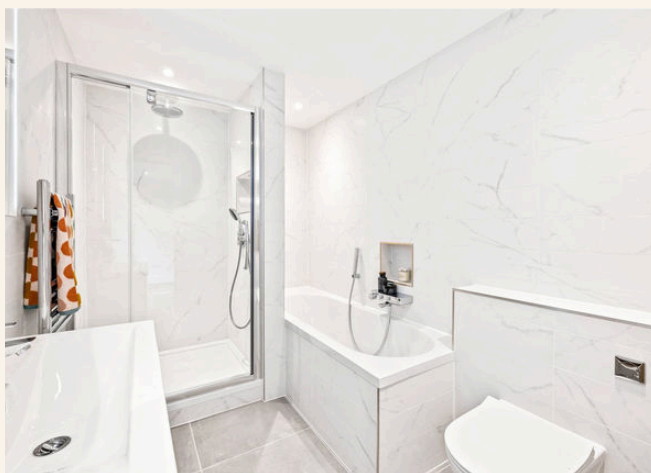
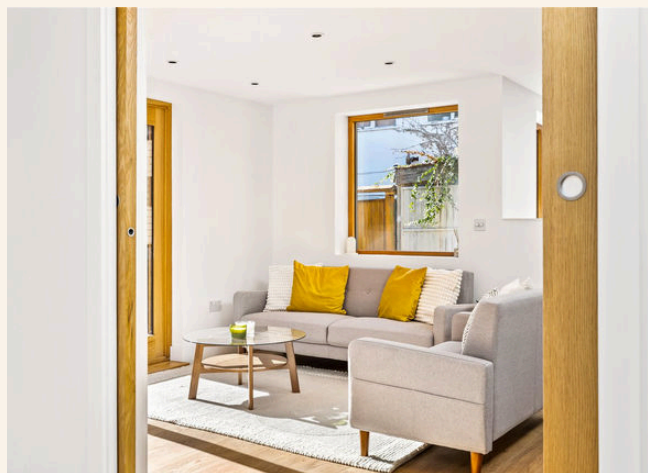
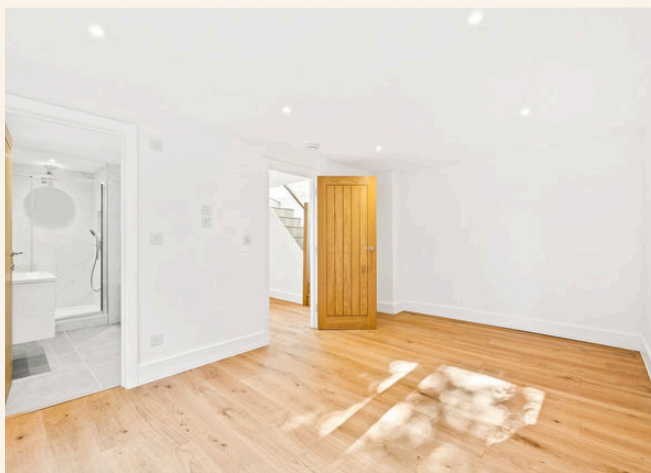


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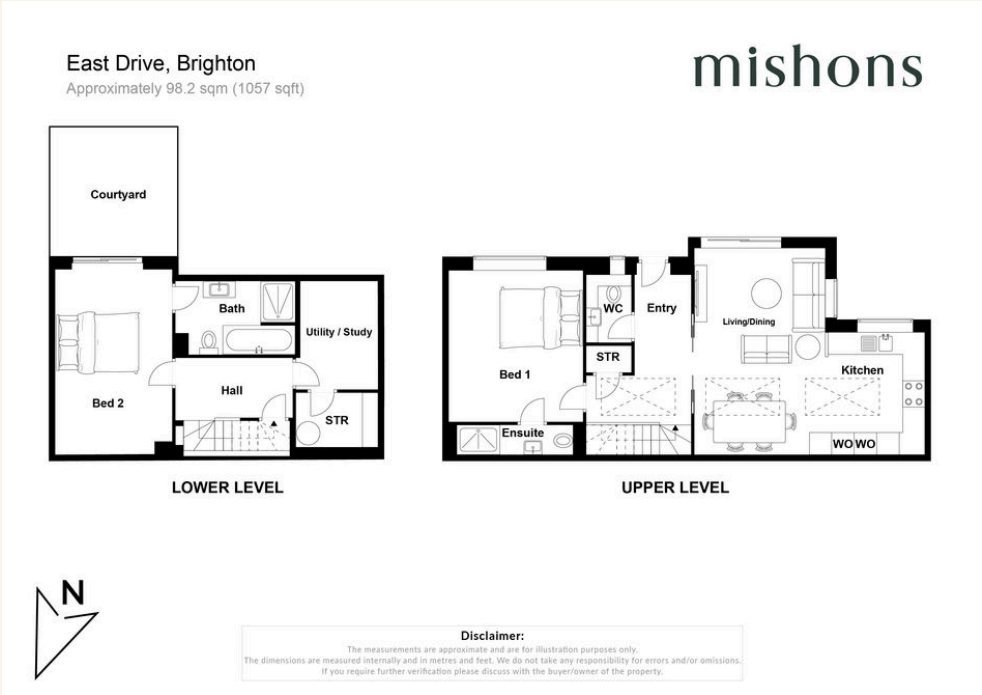








TOTAL FLOOR AREA:  
98 sqm / 1057 sqft



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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3. All Measurements are approximate.





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