



52 Embankment House, Fleet Street, Brighton, BN1 4HD

Spencer
& Leigh

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Price £300,000 - Leasehold

- Contemporary apartment located on the third floor
- One double bedroom with built in wardrobe
- Impressive lounge with access to the balcony
- Modern fitted kitchen with appliances
- Private West facing balcony with views of Brighton station
- Neutrally presented to a modern theme
- Video entry phone system
- Electric under floor heating
- No onward chain
- Viewing highly recommended

Located in the heart of the New England quarter, only a stone's throw from Brighton station, this one-bedroom apartment is not one to be missed! Having a prime spot on the third floor with a pleasant Westerly view, the apartment features a good-sized lounge with a recessed kitchen, with the added benefit of appliances included. Conveniently, the bedroom has a wardrobe which provides ample storage space. The bathroom features a white suite with a shower over the bath. Outside space is provided by a private balcony with space for a table and chairs. Internally, the neutrally presented colour scheme results in a bright and airy living space, having under-floor electric heating and a video entry phone system. The apartment is available with no ongoing chain. Embankment House has passenger lifts and an on-site Porter who can assist residents where needed. A parking space located in a private compound can be applied for separately if needed and will incur an additional monthly charge. Viewing is highly recommended.



New England Quarter is a highly desirable location and affords all the benefits associated with the area, along with travel networks in and out of the city, including Preston Park and Brighton mainline railway station are all within easy reach, as are the open green spaces of Hove or Preston Park.



Entrance Hall

Living Room
23'1" x 12'2"

Kitchen Area

Bedroom
13'4" x 10'5"

Bathroom

Balcony

Property Information

Lease remaining: 113 yrs

Service charge: TBC

Ground rent: £150 per annum

Council Tax Band C: £2182.92 2025/2026

Utilities: Mains Electric, Mains water and sewerage

Parking: Restricted on-street parking

Broadband: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast

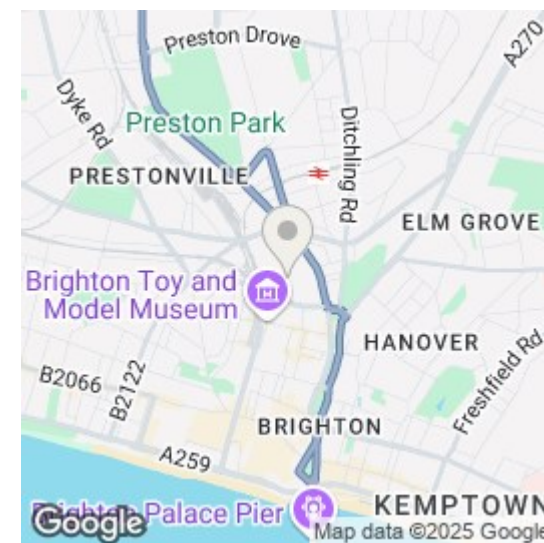
1000 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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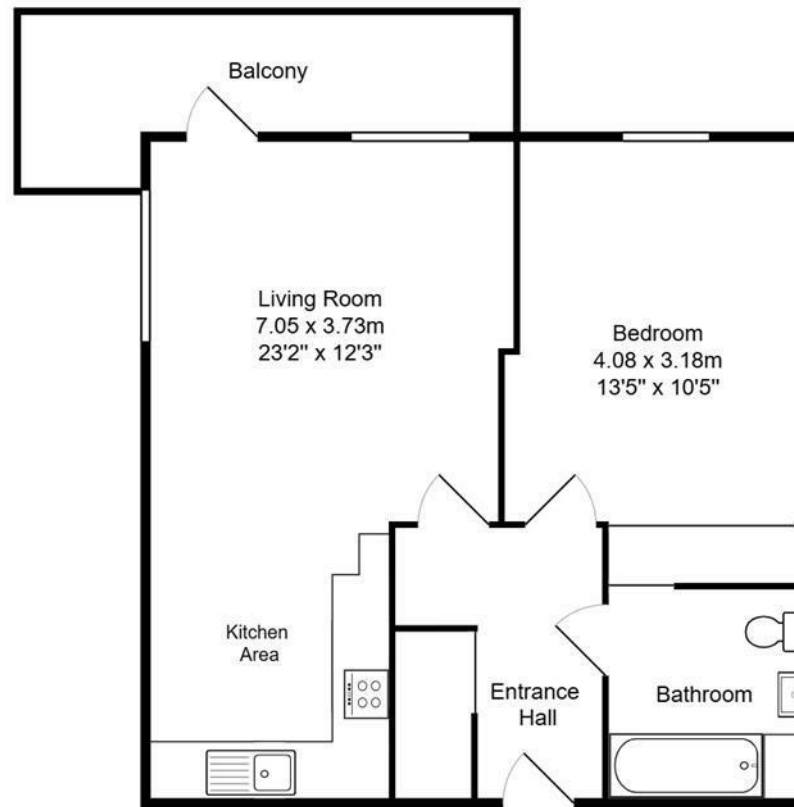


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total Area: 50.0 m² ... 539 ft²

All measurements are approximate and for display purposes only.