



Embankment House, Brighton, BN1 4HD
Asking Price Of £395,000

Embankment House, Brighton, BN1 4HD

Modern Two bedroom apartment in sought-after Embankment House close to station, with balcony, lift, concierge, and close to Brighton Station and public amenities.

Welcome to Embankment House, an attractive modern block in the heart of the vibrant city of Brighton. Here, we present a spacious and contemporary two bedroom apartment that offers the best of city living. With a central location, close to the famous North Laine and Brighton mainline railway station, this property is conveniently situated for residents to explore all that Brighton has to offer.

As you enter the apartment, you are greeted by a bright and inviting living room with large windows that allow plenty of natural light to flood the space. From here, you have direct access to a west-facing balcony, perfect for enjoying the afternoon sun.

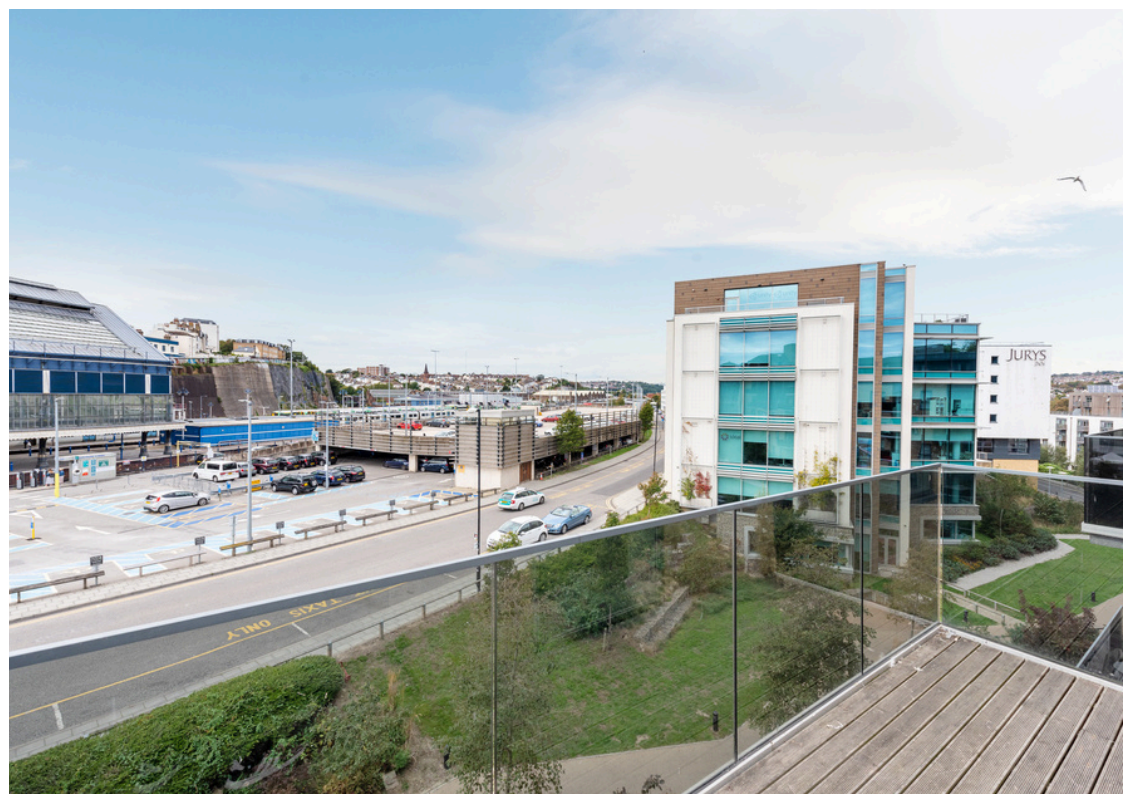
The apartment boasts two generously sized bedrooms, providing ample space for comfortable living. The principle bedroom features an en-suite shower room, while the second bedroom is serviced by a family bathroom. Both bathrooms are finished to a high standard with contemporary fixtures and fittings.

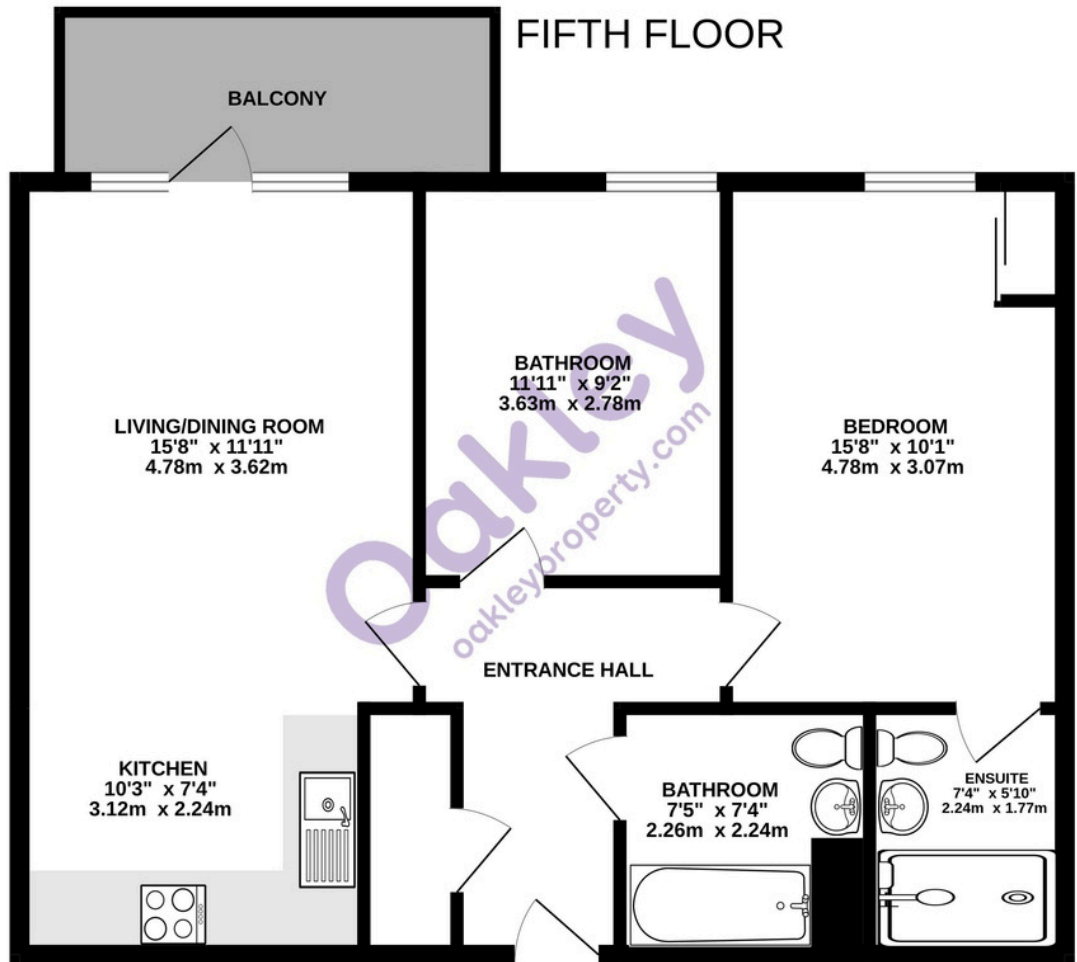
Embankment House offers convenient living with its passenger lift and concierge service, ensuring easy access and added security for residents. The well-maintained public ways make this property an ideal choice for those seeking a peaceful and relaxing home.

With a total area of 743 sqft (69 sqm), this apartment offers plenty of space for modern living. The open plan living area is perfect for entertaining friends and family, while the neutral décor throughout allows for complete personalization.

Currently let under the terms of an assured shorthold tenancy, producing £1,800pcm, this property presents an excellent investment opportunity for buyers looking to add to their portfolio.

In conclusion, this spacious two bedroom apartment in Embankment House presents an unmissable opportunity to own a contemporary home in one of Brighton's most desirable locations. With its central position and access to amenities, this property is perfect for professionals, couples or investors seeking a stylish and convenient base in Brighton. Don't miss out on making this impressive apartment your own - contact us today to arrange a viewing.





TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.
Made with Metropix ©2024



Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Energy Performance Certificate

Agents Notes

Tenure Leasehold
977 Year Lease Term Remaining
Service Charge Approx £2,000 Per Annum
Ground Rent Approx £250 Per Annum
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	BB B	BB B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.