



## Embankment House, Brighton, East Sussex BN1 4HD £1,850 PCM

PS&B are pleased to present this exceptionally well-appointed two double bedroom apartment, situated on the fourth floor of the prestigious Embankment House development. The property offers SPACIOUS AND STYLISH accommodation throughout, ideal for modern living in one of Brighton's most desirable locations.

The apartment of which boasts underfloor heating throughout, comprises two GENEROUSLY PROPORTIONED double bedrooms, each benefiting from excellent built-in storage and an abundance of natural light. The principal bedroom features a sleek and contemporary en-suite bathroom, while a further high-specification family bathroom serves the second bedroom and guests.

At the heart of the home is a beautifully designed open-plan kitchen and living area, perfect for both everyday living and entertaining. The kitchen is fitted with high-quality integrated appliances and offers ample workspace and storage. The adjoining living space opens directly onto a PRIVATE BALCONY, providing a welcome extension of the living area and a peaceful spot to relax outdoors.

Further benefits include lift access, concierge service, and secure fob entry, ensuring both convenience and peace of mind.

Embankment House is ideally located within walking distance of Brighton Railway Station, making it particularly convenient for commuters. The surrounding area is highly sought-after, offering easy access to the city centre, a wide range of local amenities, and the vibrant North Laine district with its eclectic mix of independent shops, cafes and restaurants.

Offered unfurnished and available from 6th June 2025.



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs   |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs   |         |           |
|   | 68      | 78        |
| EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions   |         |           |
| (92 plus) A   | 95      | 95        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions   |         |           |
| EU Directive 2002/91/EC  |         |           |



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent