

Fleet Street

Brighton

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AUCTIONS
COMMERCIAL



Fleet Street Brighton



2

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

GUIDE PRICE £375,000 - £400,000

A generously proportioned two-bedroom, two-bathroom apartment within the sought-after Embankment House, positioned moments from Brighton Station and the North Laine. With a private west-facing balcony, secure underground parking and access to a substantial communal roof terrace, the property offers an appealing combination of space, outdoor living and central convenience.

Accessed through well-maintained communal areas with a lift, the apartment opens into a welcoming hallway with a useful utility cupboard. The bright open-plan reception room provides a comfortable setting for relaxing and entertaining, opening directly onto the generously sized balcony. Set back from the main living space, the well-appointed kitchen features integrated appliances and ample storage.

Both bedrooms offer generous proportions, with the principal benefiting from its own en-suite bathroom. A separate, well-appointed family bathroom is accessed from the hallway.

A private parking space within the secure underground car park is a valuable addition in this central location, complemented by a large, secure cycle store. The communal roof terrace provides further outdoor space, with far-reaching views across Brighton's rooftops.

With the station immediately at hand and a wide choice of everyday amenities, bars and restaurants within walking distance, the apartment is ideally placed for city living and commuting. Equally appealing as a home or investment, it also offers a convenient Brighton base for those with children attending local colleges or universities.

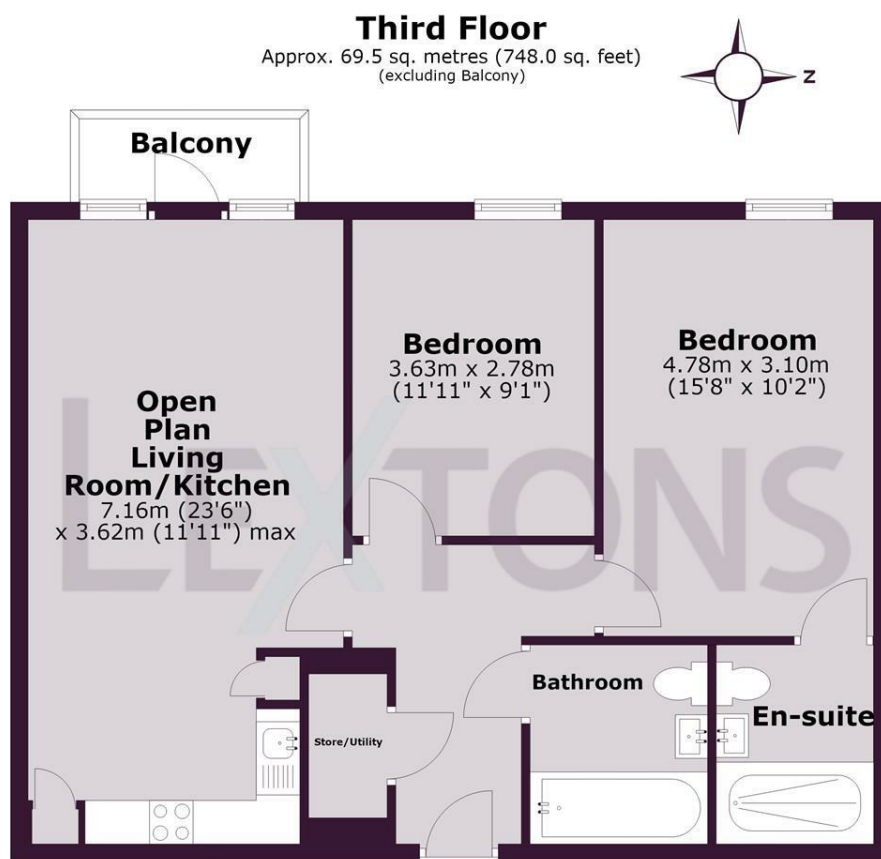








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 69.5 sq. metres (748.0 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Plan produced using PlanUp.

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	

LEXTONS

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