

**Embankment House, Fleet Street, Brighton, BN1 4HD**  
Asking Price £275,000

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

Discover this contemporary one-bedroom apartment in Embankment House, Brighton. Boasting an open-plan living area, modern kitchen, private balcony, and access to a communal roof terrace with panoramic views, it offers central living moments from Brighton Station, North Laine, and the seafront.

Introducing this exceptional one-bedroom apartment, perfectly situated within the highly sought-after Embankment House in central Brighton. This modern block offers residents the convenience of lift access and a dedicated concierge service, ensuring a secure and comfortable living experience.

Spanning an impressive 571 Sqft, this apartment has been thoughtfully designed to maximise space and natural light. The heart of the home is its inviting open-plan living area, which seamlessly flows onto a private balcony, providing a delightful outdoor space perfect for enjoying a morning coffee or an evening drink. The contemporary fitted kitchen is a true highlight, equipped with a range of integrated appliances, making it both stylish and highly functional for modern living.

The apartment features a well-proportioned double bedroom, offering a peaceful retreat from the bustling city. A sleek, modern bathroom completes the internal accommodation, finished to a high standard. Every detail has been considered to create a sophisticated and comfortable home.

One of the standout features of Embankment House is the exclusive access to a communal roof terrace. This incredible amenity offers residents breath taking panoramic city views, providing an ideal spot for relaxation, socialising, or simply admiring Brighton's vibrant skyline. It is a truly unique selling point, offering an elevated perspective of this dynamic city.

The location of Embankment House is truly unparalleled. Residents will find themselves just moments from Brighton Station, offering excellent transport links for commuters. The eclectic North Laine, renowned for its independent shops, cafes, and vibrant atmosphere, is practically on your doorstep. Furthermore, the iconic Brighton seafront, with its famous pier and pebble beach, is just a short stroll away, providing endless opportunities for leisure and recreation.

This property represents an outstanding opportunity for first-time buyers, buy-to-let investors, or those seeking a stylish city bolthole in one of Brighton's most desirable locations. With its modern amenities, prime central position, and impressive communal facilities.





# Oakley

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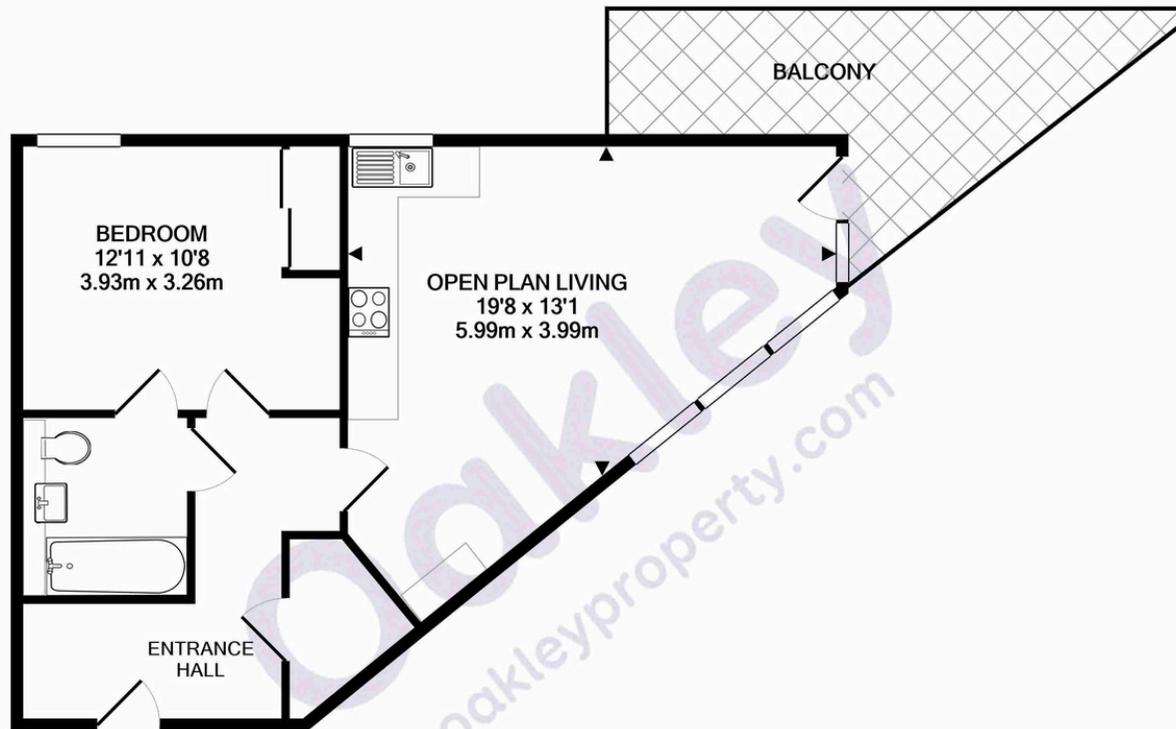
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TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)  
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### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Agents Notes

Tenure Leasehold  
113 Year Lease Remaining  
Service Charge Approx £1,898 Per Annum  
Ground Rent £150 Per Annum  
Council Tax Band C



### Please note:

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