

Embankment House, Fleet Street, Brighton, BN1 4HD

Asking Price £415,000

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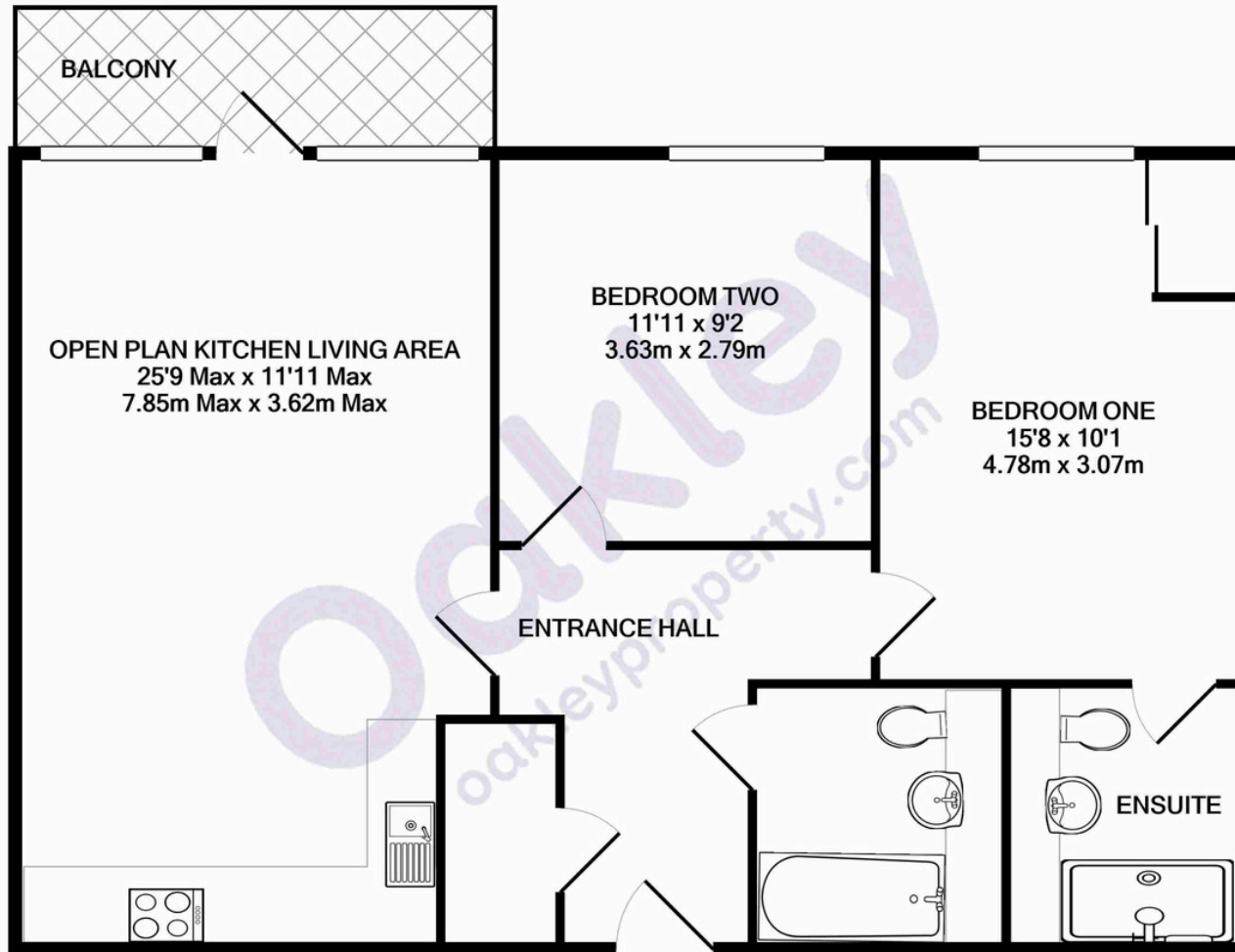
A two bedroom apartment with west facing balcony located close to Brighton mainline railway station.

A bright & spacious two bedroom modern apartment, forming part of a purpose built block located close to Brighton mainline railway station. The apartment is approached via well maintained public ways and a passenger lift. The accommodation comprises of an entrance hall with fitted storage, a stylish fitted kitchen & open plan living area, two double bedrooms, one with En-suite and a further modern family bathroom; in addition a west facing balcony. The apartment benefits from having electric under floor heating throughout, a video entry system, use of communal roof terraces, playground area, lockable bicycle store, a heat recovery system, concierge service, and an allocated parking space.

We have confirmation that the apartment has a qualifying lease, and has a Leaseholder Deed of Certificate and a Landlord Certificate.

Embankment House is located in central Brighton, adjacent to Brighton Mainline Railway Station. The location benefits from easy access to many amenities located in the North Laine (0.2 miles), along London Road (0.2 miles), North Street (0.6 miles) and Churchill Square Shopping Centre (0.7 miles). Such amenities include local cafes, shops, retail, pubs, bars, restaurants and entertainment facilities. In addition, Brighton Mainline Railway Station, many bus routes closely located, the A23 & A27 all provide easy access around Brighton, Hove & into London.





TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)
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Agents Notes
Tenure Leasehold
112 Year Lease Term Remaining
Service Charge Approx £1,963 Per Annum
Ground Rent £250 Per Annum
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note:

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