

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



Embankment House, 7 Fleet Street,

Brighton, BN1 4HD

Asking Price £850,000

 3  2  1  C

Embankment House, 7 Fleet Street,



Positioned within the prestigious Embankment House, this remarkable penthouse presents a rare opportunity to acquire one of central Brighton's most impressive residences. Combining striking contemporary design with outstanding outside space, this is a home perfectly suited to those seeking sophisticated city living without compromise.

From the moment you enter, the sense of quality is immediately apparent. A spacious L-shaped entrance hall with elegant Amtico white ash flooring leads through to a breathtaking double-aspect living space, where floor-to-ceiling glazing frames the surrounding skyline and floods the apartment with natural light throughout the day.

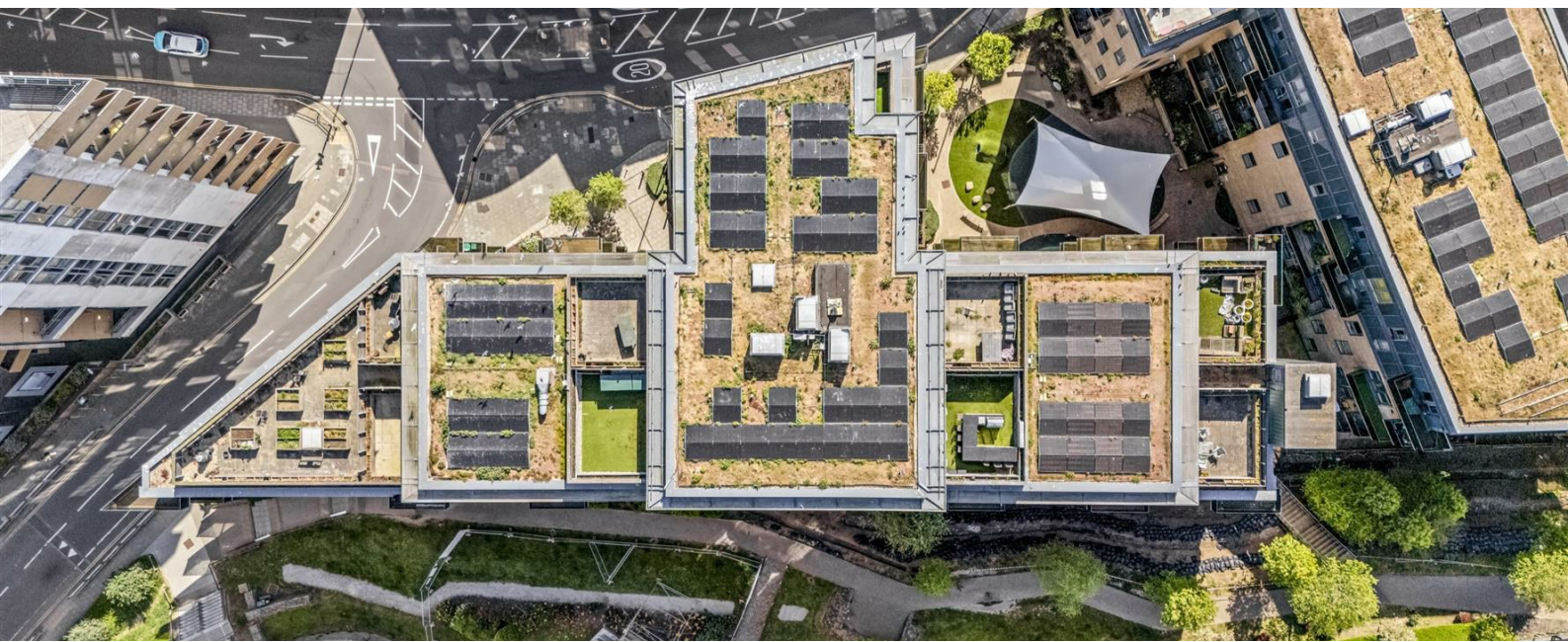
The principal reception room opens seamlessly onto an expansive south-facing roof terrace, creating an extraordinary extension of the living space. From here, elevated views stretch across Brighton's iconic Victorian station roofline and towards the sea, while a bespoke outdoor kitchen and barbecue area with integrated marine television provides an exceptional setting for entertaining or simply unwinding above the city as the sun sets.

The bespoke kitchen has been thoughtfully designed with sleek high-gloss cabinetry, premium Okite composite stone work surfaces and a full range of integrated appliances, delivering both style and practicality in equal measure.

The principal suite offers a luxurious private retreat, complete with its own secluded roof terrace, floor-to-ceiling windows, a fitted walk-in wardrobe and a beautifully appointed en-suite shower room. A built-in projector cinema system and feature log burner elevate the space further, creating a boutique-hotel atmosphere rarely found in apartment living.

Two further generous double bedrooms provide versatile accommodation for family or guests, complemented by a beautifully finished family bathroom and a separate utility cupboard.

- Chain free
- Rarely available penthouse apartment
- Spectacular city and sea views
- Two substantial private roof terraces
- Two allocated spaces in a secure underground garage
- Prime central Brighton location moments from the station
- Beautifully updated throughout to a high specification
- Smart home automation for lighting, heating and blinds
- Integrated home security and video entry system
- Concierge service within a prestigious modern development

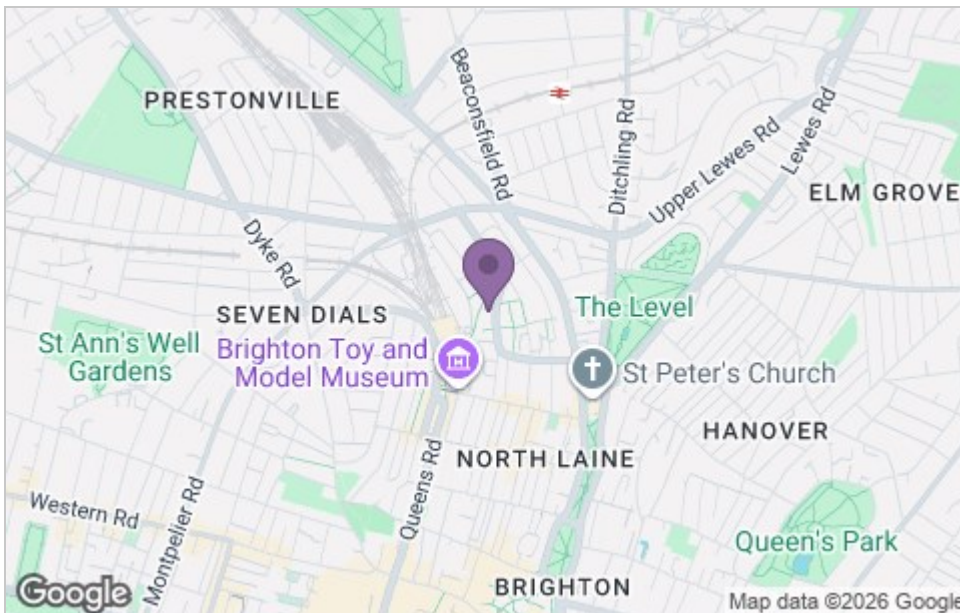




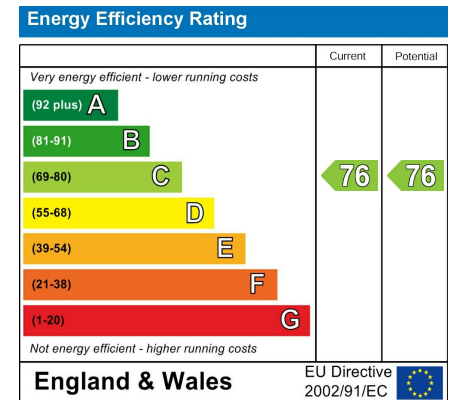
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
 first floor office 123-125 dyke road, hove, bn3 1tj
 Tel: 01273 232232
 residential@austingray.co.uk
 www.austingray.co.uk

austin gray