

ard
Estate Agents



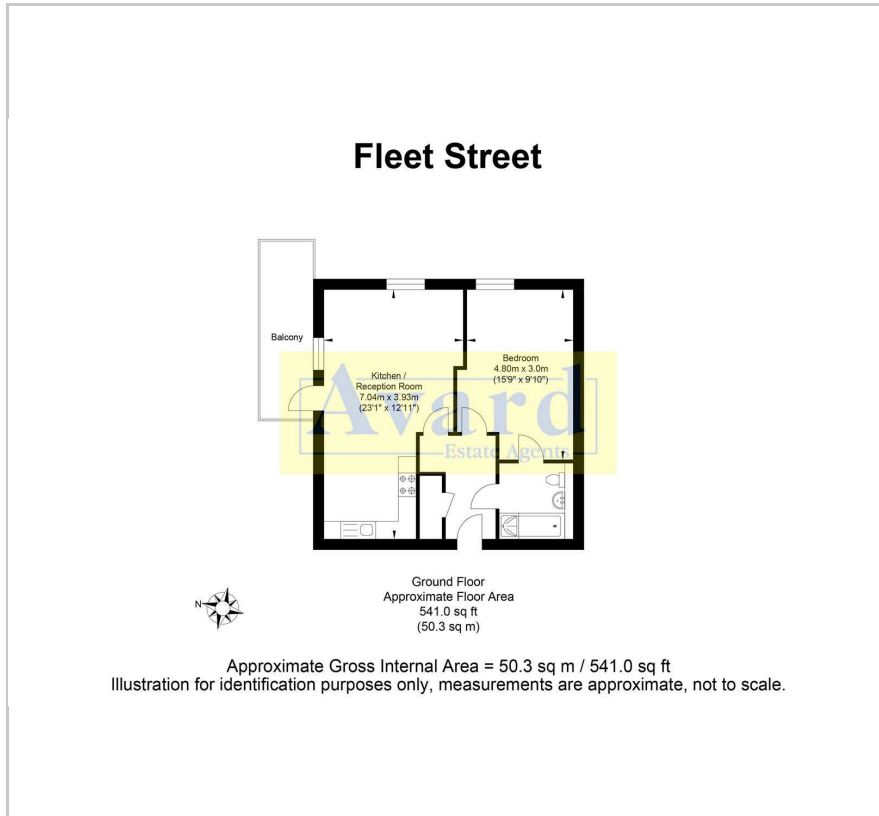
7 Fleet Street

Brighton, BN1 4HD

£250,000



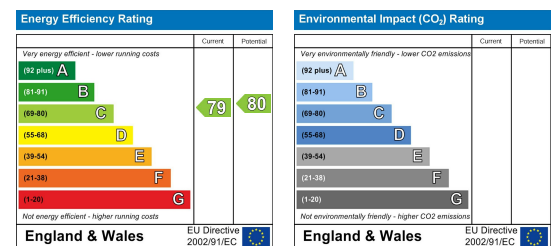
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Southerly Aspect Balcony
- Fantastic One Bedroom Purpose Built Flat
- Close To Brighton Station
- No Onward Chain
- Excellent Order
- Short Walk Into The Laines
- Lift
- Ideal For Commuters



Nestled within the prestigious Embankment House development on Fleet Street, Brighton, this exquisite one-bedroom first-floor apartment with a southerly-aspect balcony offers an outstanding opportunity for first-time buyers, professionals, and discerning investors alike. Constructed in 2015, this purpose-built residence seamlessly combines contemporary elegance with effortless modern living.

From the moment you step inside, the apartment impresses with its sense of space and light. A generously proportioned double bedroom provides a refined retreat, while the beautifully arranged open-plan living space is bathed in natural sunlight, creating a warm yet sophisticated ambience throughout.

The heart of the home lies within the striking open-plan kitchen and reception area — a space designed as much for stylish entertaining as it is for everyday comfort. The kitchen is impeccably appointed, featuring sleek, high-gloss cabinetry, integrated appliances, and ample worktop space, perfectly suited to both culinary enthusiasts and social occasions. From the lounge area, doors open onto a bright, south-facing balcony, offering an inviting setting for morning coffee or evening relaxation.

The bathroom is finished to an exceptional standard, showcasing contemporary tiling, a full-sized bath with overhead shower, and high-quality fittings, delivering a refined and luxurious feel.

Residents of Embankment House enjoy the benefits of a well-maintained and secure development, complete with concierge service and lift access, ensuring both convenience and peace of mind. The apartment's enviable central location places it just moments from Brighton's mainline railway station, providing excellent transport connections, as well as the vibrant array of cafés, restaurants, and boutiques, and the iconic seafront.

This is more than simply an apartment — it is a lifestyle statement, offering contemporary living in one of Brighton's most sought-after developments. With its exceptional presentat



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.