

austin gray



37,7 Fleet Street

Brighton, BN1 4HD

Asking Price £275,000



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B

37,7 Fleet Street



The apartment has a sleek, modern finish throughout and is presented in excellent condition, meaning there is nothing to do but move straight in. The accommodation has a particularly bright and contemporary feel, with a well-designed open-plan living space incorporating a modern fitted kitchen and plenty of room for both dining and relaxing.

One of the real highlights is the generous private balcony, providing a fantastic extension of the living space and an ideal spot for morning coffee, entertaining or simply enjoying some fresh air. The apartment also benefits from a well-proportioned bedroom, a stylish bathroom and excellent natural light throughout.

There is something slightly quirky and individual about the layout which gives the apartment considerably more character than many modern developments, whilst still offering all the ease and convenience you would expect from a property built in 2015.

Embankment House is a particularly well-run and professionally managed development, with a concierge service and video entry system providing an added level of security and convenience. The communal areas are well maintained and the building has a smart, modern feel throughout.

The location is particularly well suited to commuters, with Brighton Station within easy reach, providing regular services to London. The vibrant North Laine area is also nearby, with its fantastic selection of independent shops, cafés, restaurants and bars, whilst Brighton city centre and the seafront are both easily accessible.

Modern, quirky, chain free and requiring no work, with a fantastic balcony, concierge service and an excellent location for London commuters.

EPC rating: B

Tenure: Leasehold 113 years remaining

Maintenance charges: £2708 pa

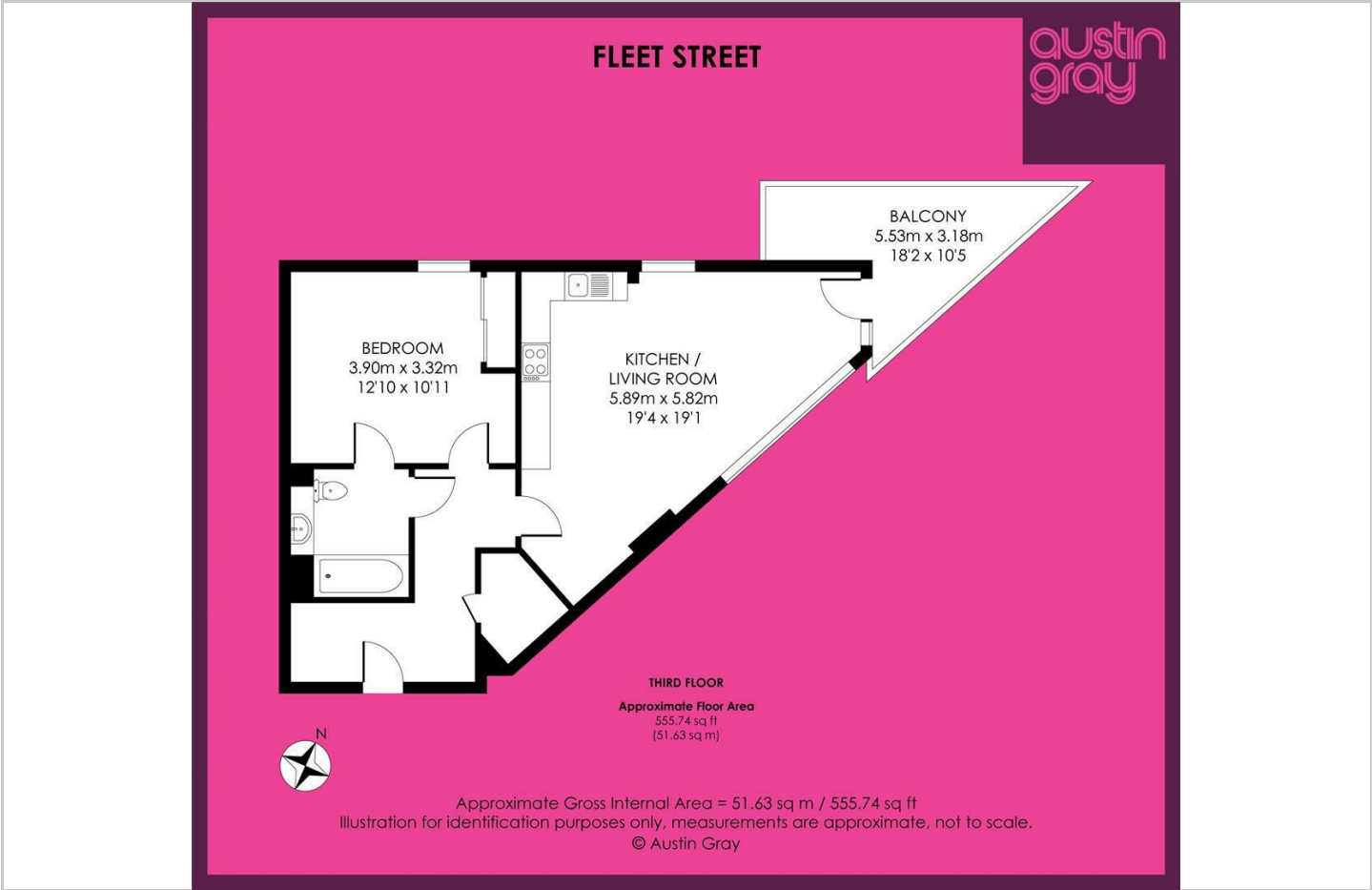
Council tax band: A

Parking zone: Y

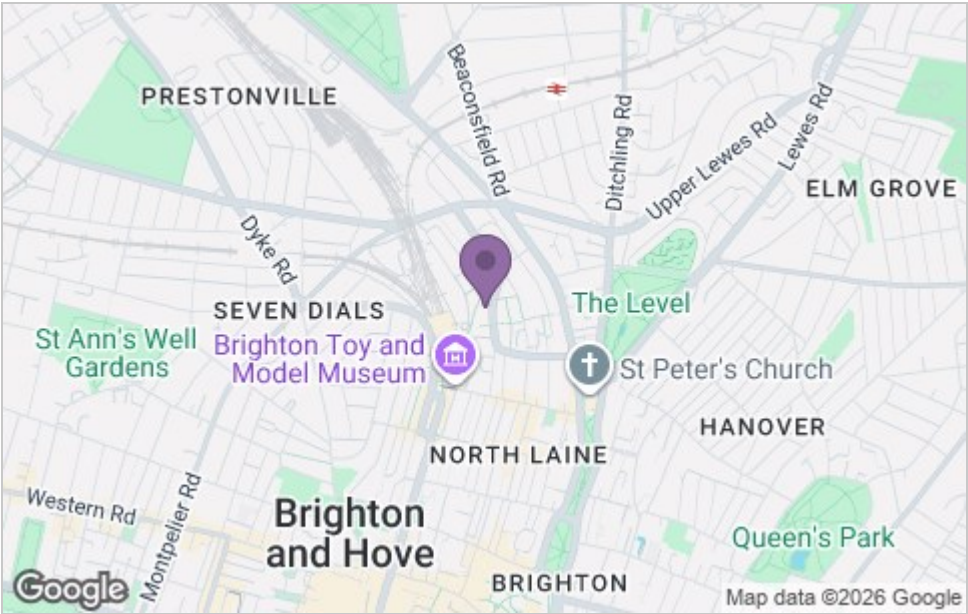




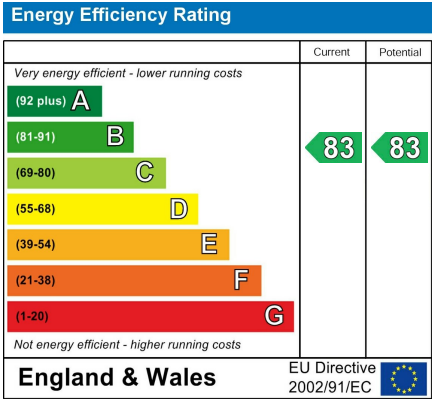
Floor Plan



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.

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