Fleet Street

Brighton

LEXTONS / SALES LETTINGS AUCTIONS COMMERCIAL



Fleet Street Brighton

2	1	2
BEDROOM	RECEPTION	BATHROOM

About the property

GUIDE PRICE £325,000 - £350,000

A generously proportioned two-bedroom, two-bathroom apartment within the sought-after Embankment House, positioned moments from Brighton Station and the North Laine. With a private west-facing balcony, secure underground parking and access to a substantial communal roof terrace, the property offers an appealing combination of space, outdoor living and central convenience.

Accessed through well-maintained communal areas with a lift, the apartment opens into a welcoming hallway with a useful utility cupboard. The bright open-plan reception room provides a comfortable setting for relaxing and entertaining, opening directly onto the generously sized balcony. Set back from the main living space, the well-appointed kitchen features integrated appliances and ample storage.

Both bedrooms offer generous proportions, with the principal benefiting from its own en-suite bathroom. A separate, well-appointed family bathroom is accessed from the hallway.

A private parking space within the secure underground car park is a valuable addition in this central location, complemented by a large, secure cycle store. The communal roof terrace provides further outdoor space, with far-reaching views across Brighton's rooftops.

With the station immediately at hand and a wide choice of everyday amenities, bars and restaurants within walking distance, the apartment is ideally placed for city living and commuting. Equally appealing as a home or investment, it also offers a convenient Brighton base for those with children attending local colleges or universities.









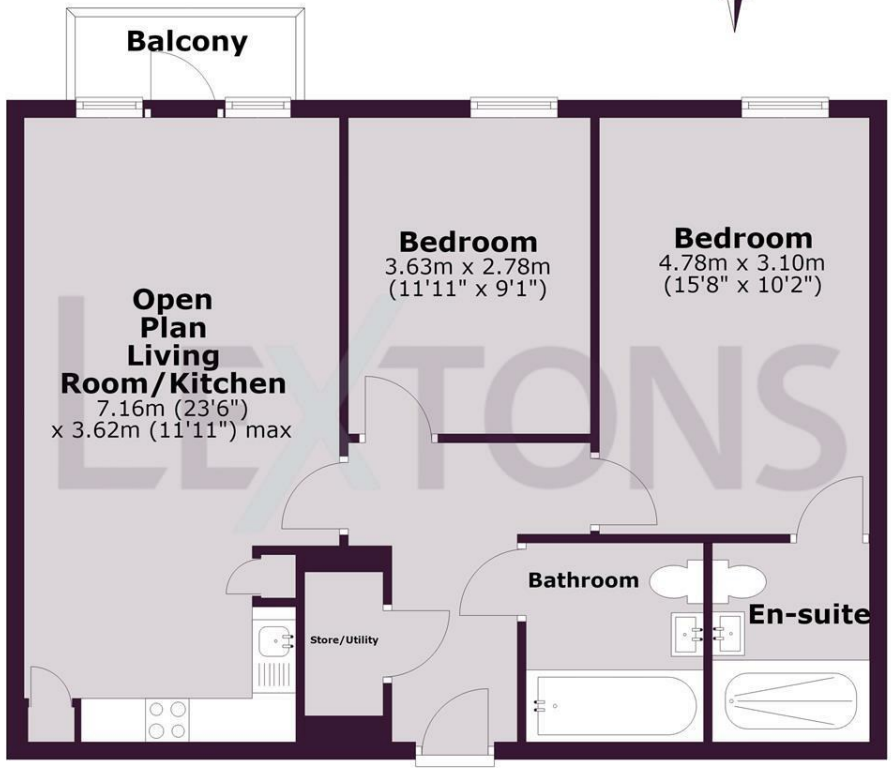




SCAN HERE TO OFFER ON THIS PROPERTY

Third Floor

Approx. 69.5 sq. metres (748.0 sq. feet)
(excluding Balcony)

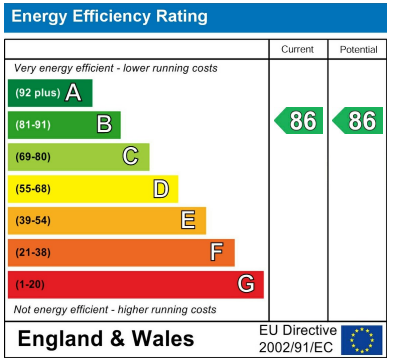


Total area: approx. 69.5 sq. metres (748.0 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Plan produced using PlanUp.



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