

5 Fleet Street
Brighton

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



5 Fleet Street Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

GUIDE PRICE £325,000 - £350,000

This beautifully presented two double bedroom first-floor apartment, offers contemporary accommodation with a private south-facing balcony and an allocated underground parking space.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to all principal rooms, together with a useful storage cupboard. The impressive open-plan kitchen and living area is bright and inviting, with near full-height glazing flooding the space with natural light and opening onto the south-facing balcony, which offers ample space for outdoor seating. The stylish kitchen is fitted with a comprehensive range of wall and base units, generous worktop space and a selection of integrated appliances.

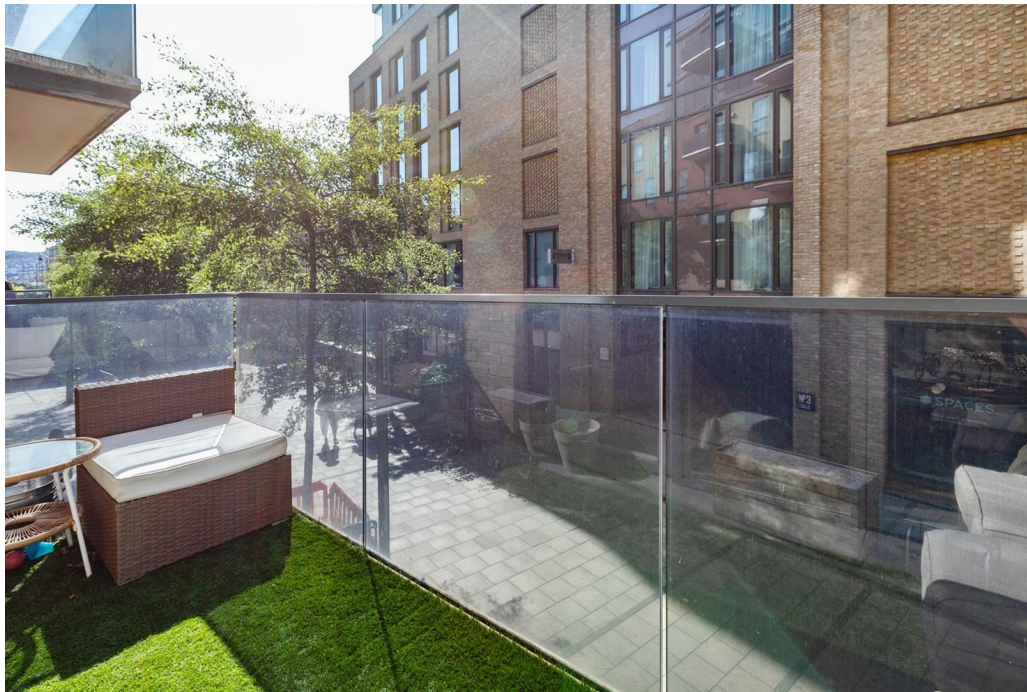
Both bedrooms are well-proportioned doubles, enjoying a pleasant south-facing aspect. They are served by a contemporary, fully tiled shower room complete with a walk-in shower, heated towel rail, vanity mirror and modern fittings.

Designed with sustainability and energy efficiency in mind, the apartment benefits from roof-mounted solar panels, water-based underfloor heating throughout and a mechanical ventilation and heat recovery (MVHR) system, providing a comfortable living environment all year round.

Further benefits include an allocated underground parking space, lift access to all floors, secure telecom entry system, communal bicycle storage and access to a superb communal roof terrace.

Temple House is ideally positioned in central Brighton, within easy walking distance of Brighton Mainline Railway Station, making it an excellent choice for commuters. The city centre, seafront, a wide range of shops, cafés and restaurants are all close by, while excellent road links via the A23 and A27 provide convenient access beyond the city.

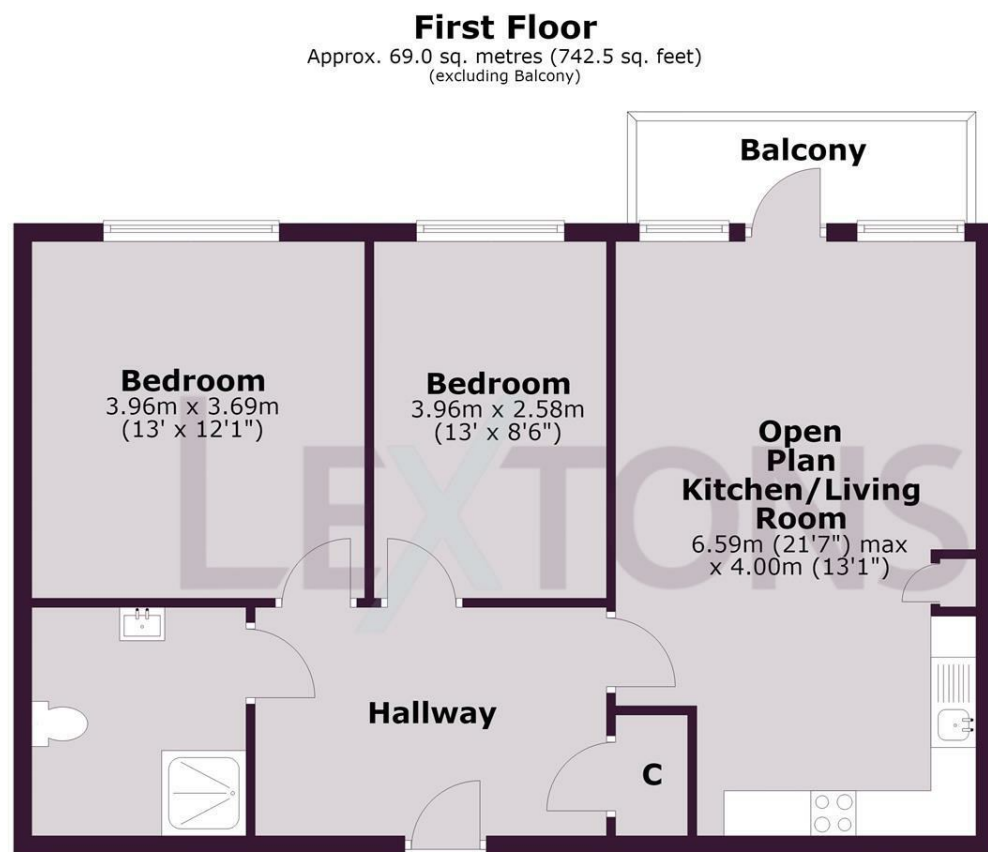








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 69.0 sq. metres (742.5 sq. feet)

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

Created for exclusive use for Lextons. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LEXTONS

Call our sales team to arrange
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk