

ard  
Estate Agents



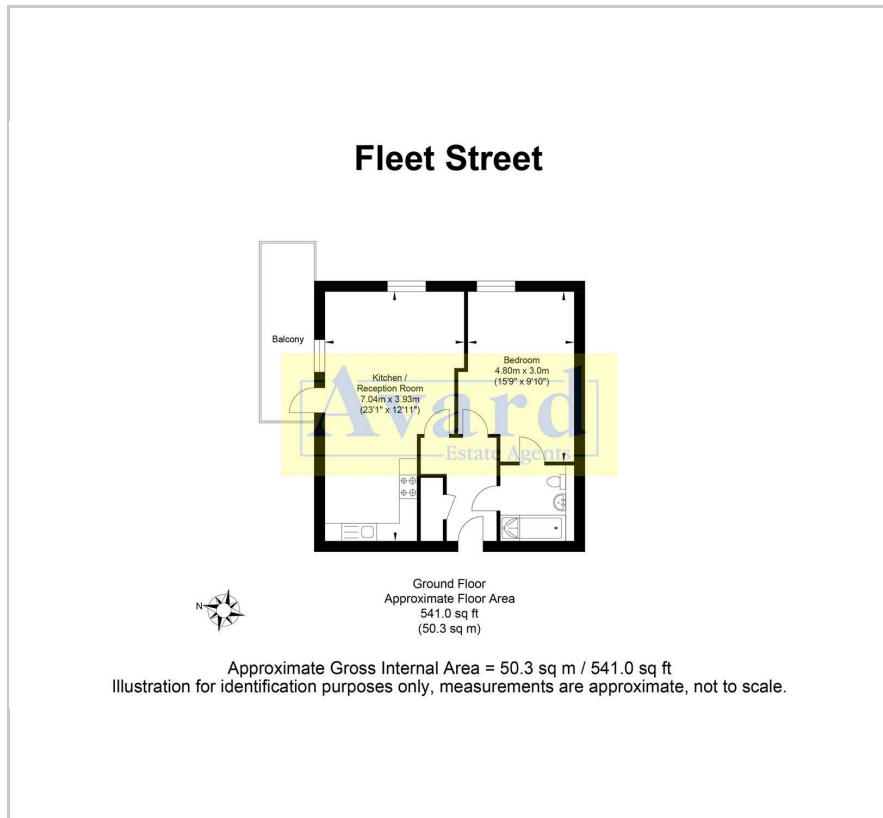
7 Fleet Street

Brighton, BN1 4HD

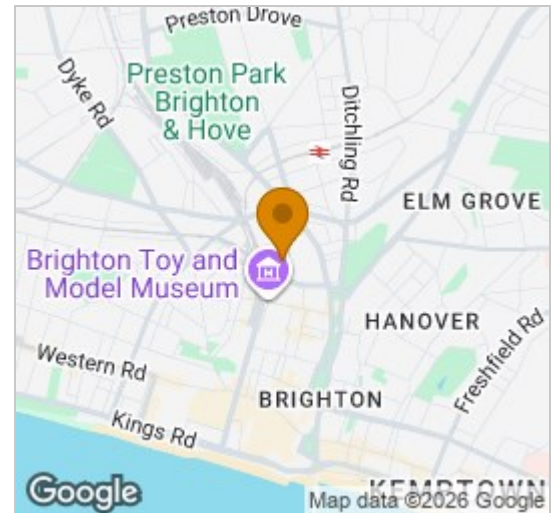
£240,000



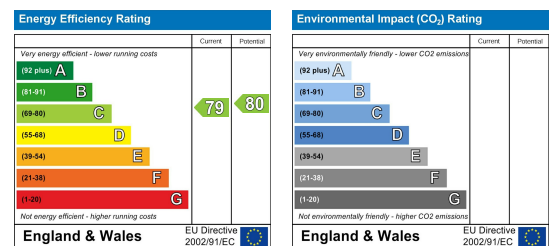
## Floor Plan



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

\*\*\*\*\*Guide Price £240,000-£250,000\*\*\*\*\*

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. It offers NO ONWARD CHAIN. 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



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