

Embankment House  
7 Fleet Street  
Brighton  
BN1 4HD



CALLAWAYS  
RESIDENTIAL  
SALES & LETTINGS



## Embankment House

£1,550 PCM

This luxury one bedroom 5th floor apartment is situated adjacent to Brighton Train station. This stylish accommodation is perfect for commuters or persons in search of a modern apartment in the heart of Brighton. This property comprises an open/plan living area with high gloss white wall cabinets with grey base units and a counter top, ceramic hob, integrated fridge freezer, washing machine, microwave and dishwasher. A double bedroom with built in wardrobes and a modern bathroom. Other benefits include a good sized balcony with sea views. Available 7th October 2024 unfurnished. EPC RATING B

### Bedroom

22' 6" x 9' 9" (6.86m x 2.96m) Double bedroom, fitted wardrobe, Eastern facing windows.

### Open plan kitchen and living area

22' 1" x 15' 9" (6.74m x 4.79m) double doors leading to balcony, wooden flooring. open plan kitchen with high gloss white wall cabinets with grey base units and white counter top. Integrated fridge freezer, microwave, dishwasher and washing machine. Ceramic electric Hob, telescopic extractor fan hood and electric oven.

### Bathroom

7' 5" x 6' 8" (2.25m x 2.04m) wash hand basin, WC, bath and thermostatic shower, towel rail and wall cabinet.

### Communal Entrance

Entrance via security front door into lobby area. Letterboxes for all apartments.

### Balcony

Balcony is set off the Living room, via patio doors, with a aspect offering great views of Brighton.

### Other information

EPC rating B

Council tax band C ( Brighton and Hove Council)

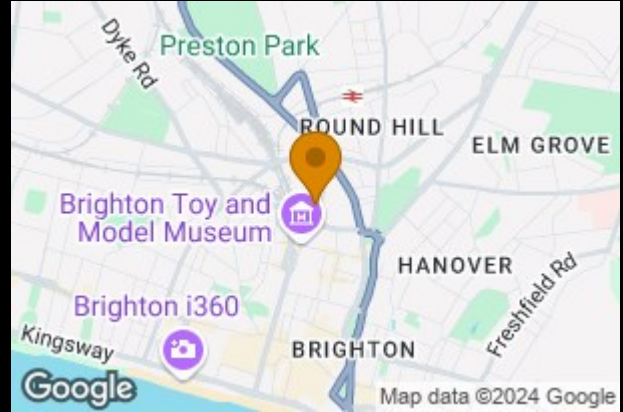
1 week holding deposit £357.69

5 week security deposit £1788.46

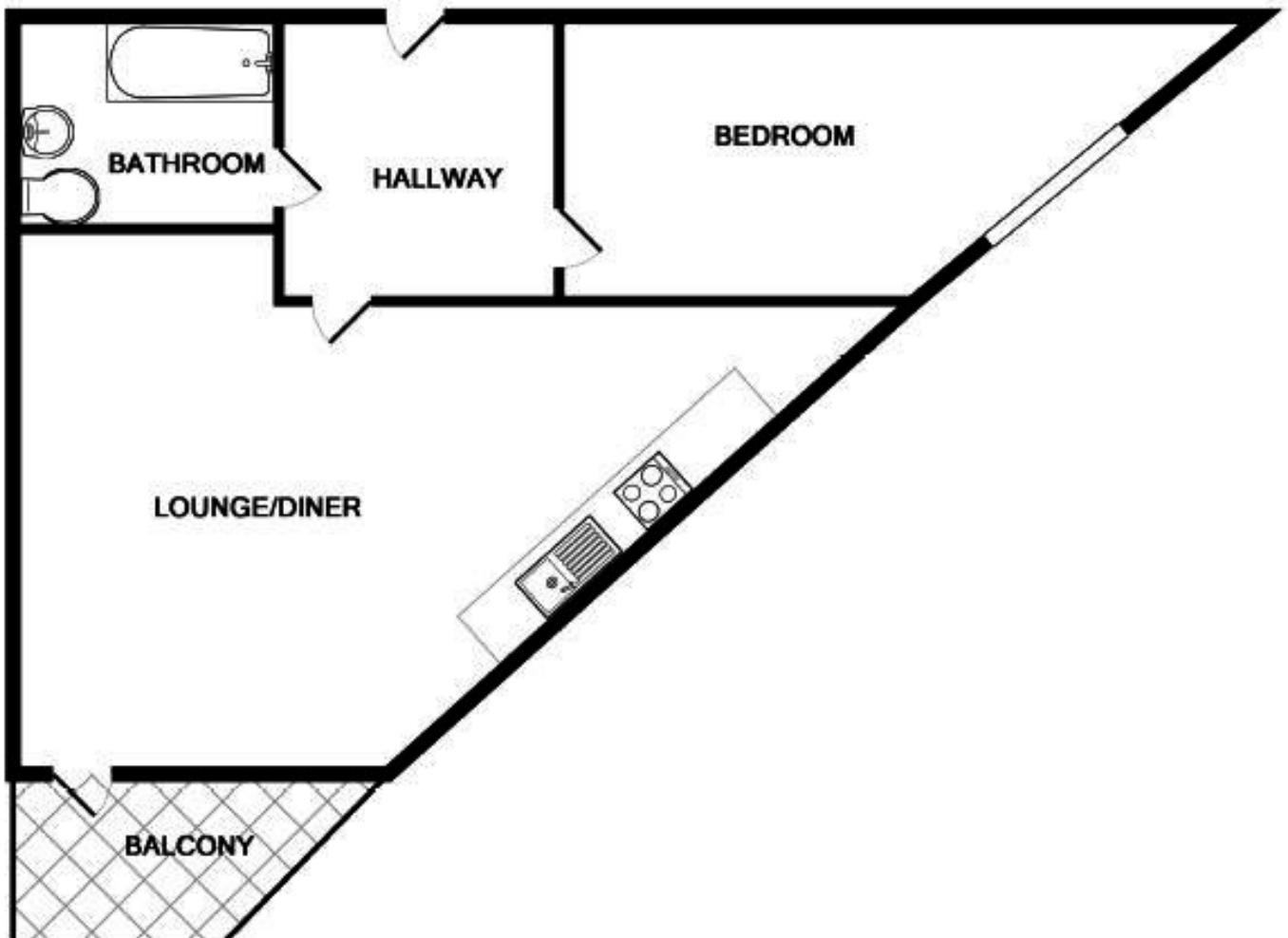
Local Authority  
Brighton & Hove City Council

Council Tax Band  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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