

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

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96 Embankment House, 7 Fleet Street, Brighton, BN1 4HD

Elevated above the city, this exceptional three-bedroom penthouse combines striking contemporary design with premium lifestyle features, including expansive open-plan living, two private sun-filled terraces, a cinematic principal suite, air conditioning and concierge service. Ideally located moments from Brighton Station, the North Laine and seafront, with two secure undercover parking spaces.

Price Guide £900,000

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The accommodation comprises of a spacious L-shaped entrance hall with Amtico white ash flooring, leading through to a generous double-aspect open-plan living area. This impressive space features floor-to-ceiling windows with remote-controlled blinds, and double-glazed doors opening onto a south-facing roof terrace, enjoying far-reaching views across the Victorian station roofline and towards the sea. The balcony is further enhanced by an impressive out door BBQ area ideal for hosting friends and family, a Marine TV, ideal for outdoor entertaining or enjoying quiet sunsets.

The contemporary fitted kitchen offers a range of high-gloss units with Okite composite stone work surfaces and integrated appliances including ceramic hob, fan oven, microwave, fridge/freezer and dishwasher.

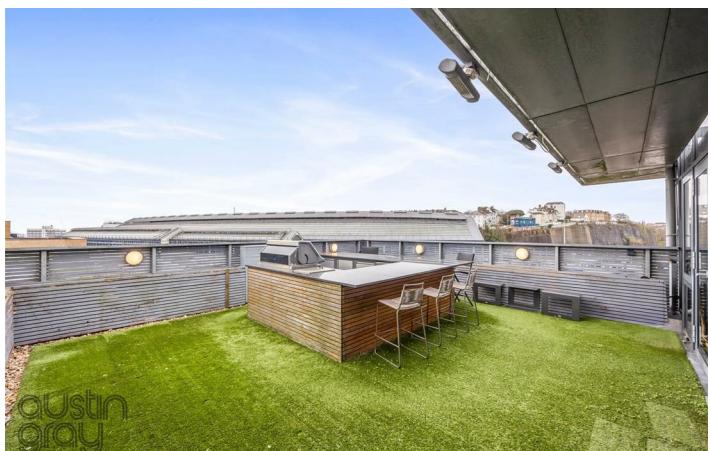
The principal bedroom suite enjoys a dual aspect with floor-to-ceiling windows and patio doors opening onto a second private roof terrace. The room also benefits from a cinema and projector system, log burner, a fitted walk-in wardrobe and a stylish en-suite shower room with walk-in electronic shower, mosaic floor tiling, large ceramic wall tiles, WC and wash hand basin.

There are two further well-proportioned double bedrooms with a westerly aspect, along with a contemporary family bathroom fitted with a white suite, ceramic wall and floor tiling and an integrated TV. A walk-in utility/storage cupboard provides plumbing for a washing machine.

Additional features include a fully automated hub, secure video entry system, alarm system, SONOS speakers, air circulation system, concierge service, passenger lift access, secure cycle storage and air conditioning. The apartment is fitted with underfloor heating throughout, which is currently not operational.

Location

Embankment House is superbly positioned immediately adjacent to Brighton Mainline Railway Station, offering direct links to London and Gatwick Airport, with easy access to the A23 and A27. The vibrant North Laine is moments away, providing an eclectic mix of independent retailers, cafés and cultural venues, while Churchill Square, the historic Lanes, seafront and promenade are all within easy reach. The apartment is ideally located for enjoying Brighton's diverse restaurants, entertainment and coastal lifestyle.



Floor Plan

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FLEET STREET



SEVENTH FLOOR FLAT

Approximate Floor Area
1318.25 sq ft
(122.47 sq m)



Approximate Gross Internal Area = 122.47 sq m / 1318.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax
Band: E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(91-81)	B	83	83
(80-69)	C		
(55-46)	D		
(39-34)	E		
(21-18)	F		
(17-10)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC