

Horsted Court 4 Fleet Street

Brighton, BN1 4GS

Guide price £475,000

A beautifully presented PENTHOUSE, three double bedroom duplex apartment with wrap around terrace, situated sought after location in the heart of Brighton. Boasting in excess of 1,088 square feet the property is located within walking distance to local shops, The North Laines, Brighton train station and all other local amenities.

comprising: wide entrance hall with tiled flooring, south facing open plan living area with vaulted ceilings and sliding doors giving access out onto the roof terrace, modern fitted kitchen with appliances, and also access out to the terrace. There is also a white suite family bathroom with bath and shower and a large double bedroom with storage cupboard, this can also be used as a formal dining room and it leads out onto your sun terrace.

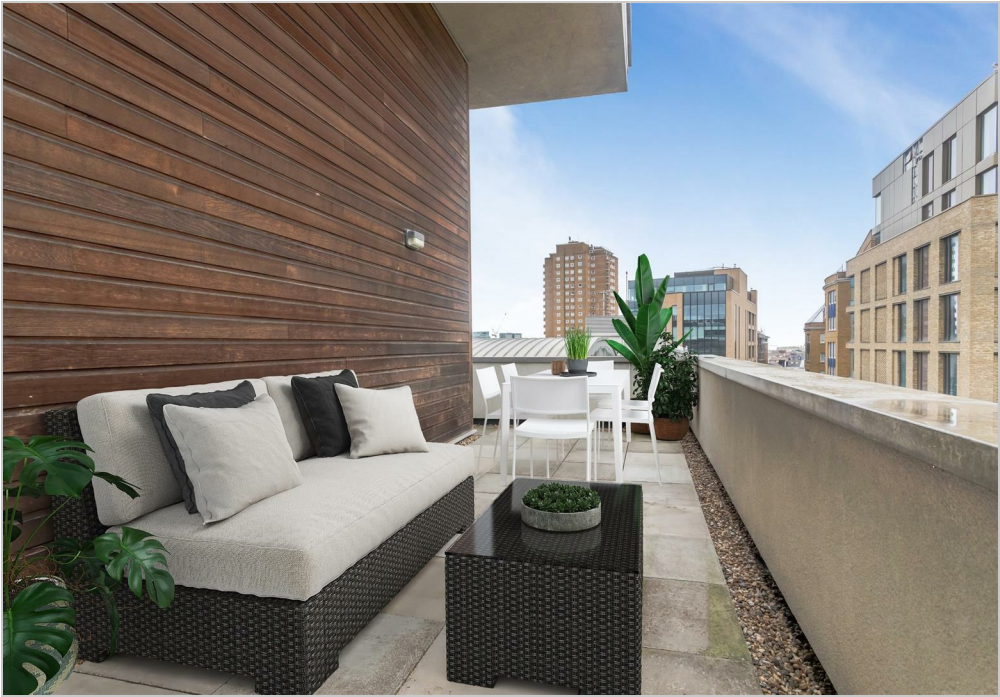
Upstairs you will find two large double bedrooms, one with an ensuite shower room with WC and a second smaller balcony.

Outside the apartment boasts a wraparound south facing terrace which offers sea views and views across the vibrant city. This makes the perfect space for entertaining with guest or hosting a BBQ party,

The property is modern throughout with neutral decor, lift access and access to the communal gardens and a further communal roof terrace, also having a secure communal lock up for Bikes.

This is a superb property and not one to be missed!

Horsted Court is situated within the popular New England Quarter within walking distance to Brighton Mainline Railway Station (131m) which provides direct links to London and Gatwick Airport. Local attractions include the seafront/promenade (0.9 mile), Churchill Square shopping centre (0.6 mile) and the diverse North Laine (0.3 mile) with its mix of independent retailers, cafés and culture.



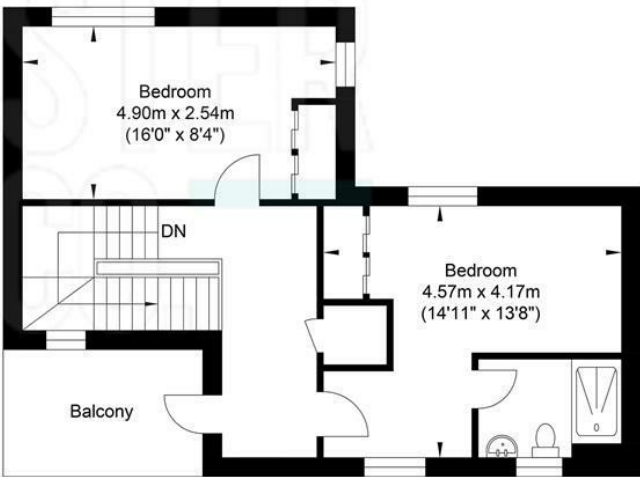
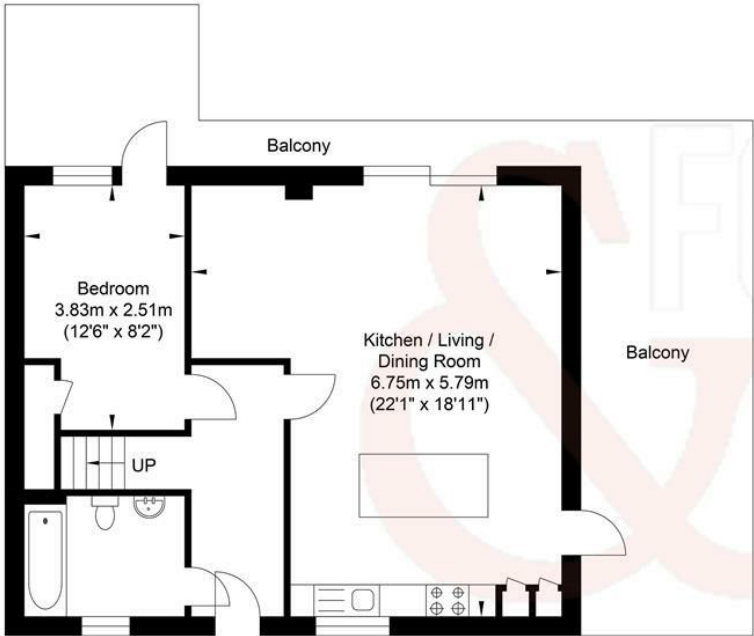
- Penthouse
 - South Facing Roof Terrace With Sea Views
 - Close To Brighton Train Station
 - Two Bathrooms
 - Vaulted Ceiling In Lounge
- 3 Bedrooms
 - Short Walk To The North Laines
 - Reduced Parking Rates In Underground Parking Close by
 - Modern Kitchen
 - Further Secluded Balcony Off Landing & Cycle Storage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	65	65
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Fleet Street, Brighton



Ground Floor
Approximate Floor Area
610.31 sq ft
(56.70 sq m)

First Floor
Approximate Floor Area
478.56 sq ft
(44.46 sq m)

Approximate Gross Internal Area = 101.16 sq m / 1088.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.