

7 Fleet Street  
Brighton  
BN1 4HD



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RESIDENTIAL  
SALES & LETTINGS



## 73 7 Fleet Street

£1,300 PCM

Unfurnished Luxury 1-Bedroom Apartment Next to Brighton Train Station – Available NOW

This stylish fifth-floor one-bedroom apartment offers the perfect combination of modern living and unbeatable convenience, located right next to Brighton Train Station. Ideal for commuters or anyone seeking a contemporary home in the heart of Brighton.

The property features a bright open-plan living space with a sleek, modern kitchen fitted with high-gloss white wall cabinets, grey base units, and a countertop. Appliances include a ceramic hob, integrated fridge freezer, washing machine, microwave, and dishwasher – perfect for hassle-free living.

The double bedroom includes built-in wardrobes, while the modern bathroom completes this elegant apartment.

Other highlights include a good-sized balcony, providing a relaxing spot to unwind.

Unfurnished

EPC Rating: B

### Bedroom

Spacious Double Bedroom (22' 6" x 9' 9" / 6.86m x 2.96m)

A generously sized double bedroom featuring built-in wardrobes for ample storage. The east-facing windows fill the room with natural morning light, creating a bright and inviting space.

### Open plan kitchen and living area

Open-Plan Living/Dining Area (22' 1" x 15' 9" / 6.74m x 4.79m)

A bright and spacious open-plan living area featuring double doors leading to the balcony, perfect for enjoying the views and fresh air. The room benefits from elegant wooden flooring throughout, creating a modern and inviting atmosphere.

The contemporary kitchen is fitted with high-gloss white wall cabinets, grey base units, and a white countertop, and includes integrated appliances such as a fridge freezer, microwave, dishwasher, and washing machine. Cooking is effortless with a ceramic electric hob, telescopic extractor hood, and electric oven.

### Bathroom

Modern Bathroom (7' 5" x 6' 8" / 2.25m x 2.04m)

A contemporary bathroom featuring a wash hand basin, WC, and bath with a thermostatic shower. Additional fittings include a heated towel rail and a wall cabinet for convenient storage, combining style and practicality in a compact space.

### Communal Entrance

Secure Entrance & Lobby

Access to the building is via a secure front door, leading into a well-maintained lobby area. The lobby includes letterboxes for all apartments, providing a safe and convenient space for mail delivery.

### Balcony

Balcony

Accessible from the living room via patio doors, the balcony offers stunning views of Brighton, providing the perfect spot to relax and enjoy the surroundings.

### Other information

EPC Rating: B

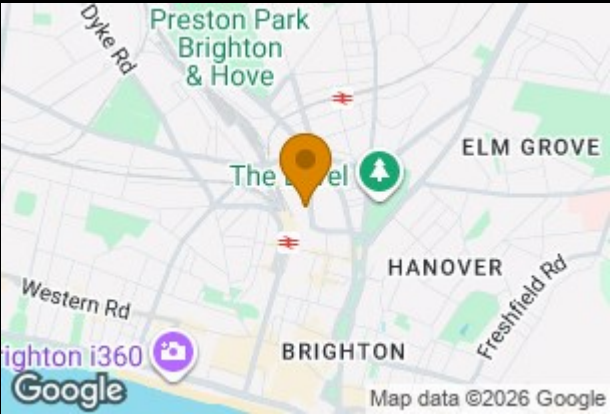
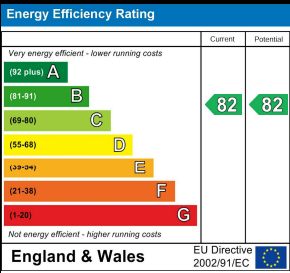
Council Tax Band: C (Brighton & Hove Council)

Holding Deposit: £300.00 (1 week rent)

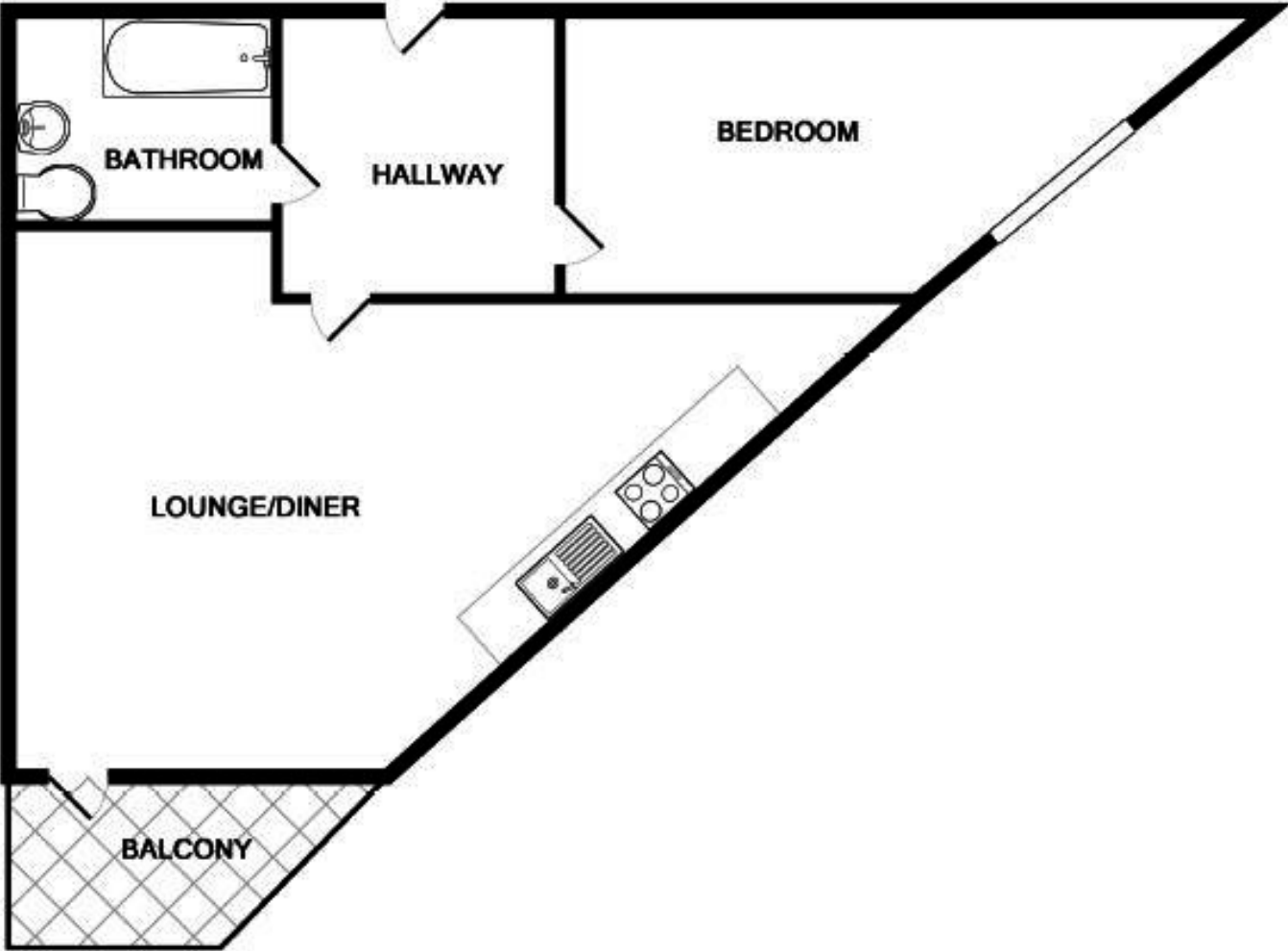
Security Deposit: £1500.00 (5 weeks' rent)

Local Authority  
Brighton & Hove City Council

Council Tax Band  
C



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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## Wilbury Residential Lettings

North & South Studios 3  
Wilbury Grove  
Hove

### Contact

01273-735237

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[www.wilburyresidential.co.uk](http://www.wilburyresidential.co.uk)

