



TEMPLE HOUSE FLEET STREET BRIGHTON, BN1 4HB

£375,000
LEASEHOLD

Guide price £375,000 - £400,000.

Located in the ever-popular Temple House development, this stylish top floor, two-bedroom balcony apartment offers modern city living in one of Brighton's most convenient locations. Just moments from Brighton Station, it's an ideal choice for commuters, first-time buyers, professionals, or investors.

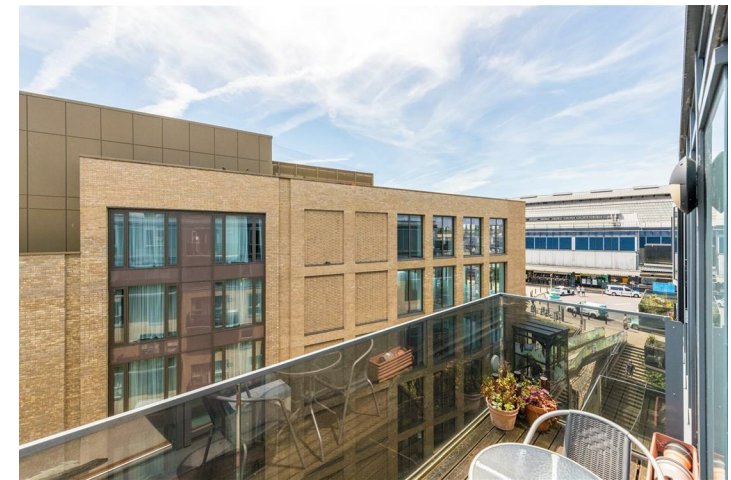
The bright open-plan living space is flooded with natural light and features a contemporary kitchen with integrated appliances, creating the perfect space for relaxing or entertaining. Two generous double bedrooms are complemented by a modern bathroom, while underfloor heating, a heat recovery ventilation system, ultra-fast broadband, and LED lighting provide comfort and energy efficiency throughout.

Residents also benefit from lift access, a communal roof terrace with city views. The apartment is offered with approximately 113 years remaining on the lease, secure underground allocated parking and the building benefits from an EWS1 B1 rating, making it suitable for mortgage lending.

With Brighton's vibrant seafront, The Lanes, cafés, restaurants, and shops all within easy reach, this is a fantastic opportunity to enjoy the very best of city living in a sought-after development with excellent rental potential.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Temple House

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft

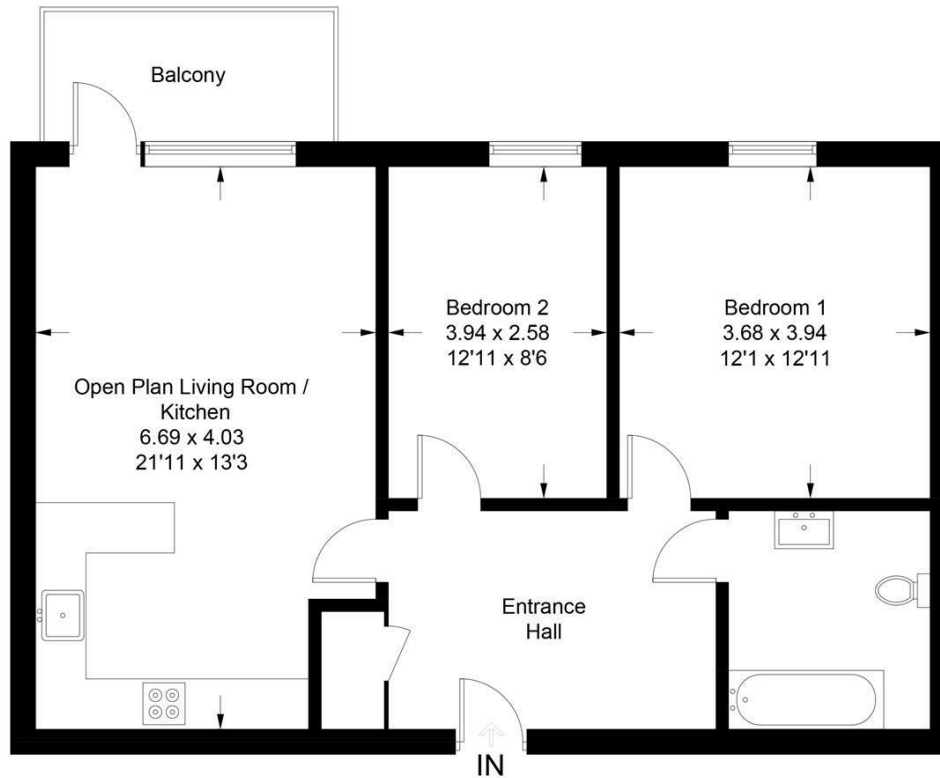
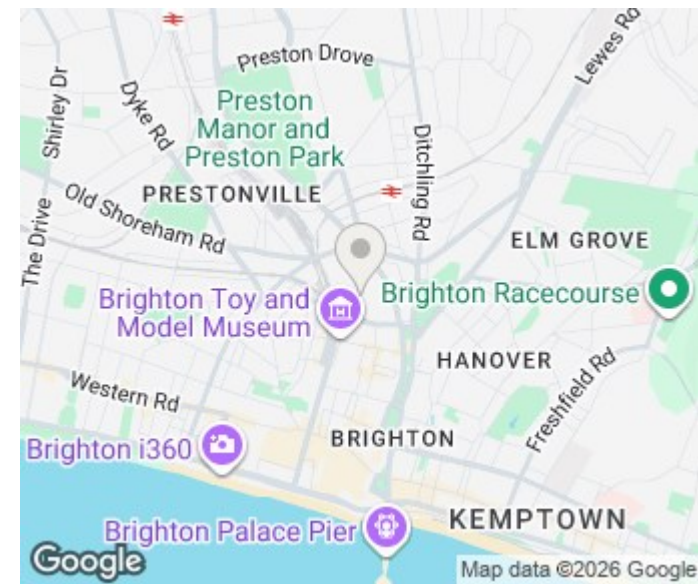


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318049)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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