



Denmark Terrace, Brighton

Guide Price
£185,000
Leasehold

- STUDIO APARTMENT
- IDEAL CENTRAL BRIGHTON LOCATION
- WEST FACING FRONT GARDEN
- LONG LEASE
- IDEAL FIRST TIME BUY

GUIDE PRICE: £185,000 - £200,000

Robert Luff & Co are delighted to offer to market this lower ground floor apartment ideally situated in this favoured central location just off of the seafront with local shops, bus routes, parks and the mainline station all nearby. Accommodation offers; Large studio room, separate kitchen and bathroom. Other benefits include; no onward chain, patio front garden, long lease and private storage cupboard.

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Accommodation

Studio 17'43 x 14'8 (5.18m x 4.47m)

Two single-glazed sash windows to front. Two electric radiators. Laminate floor. Space for furniture and sleeping area.

Kitchen 6'69 x 6'18 (1.83m x 1.83m)

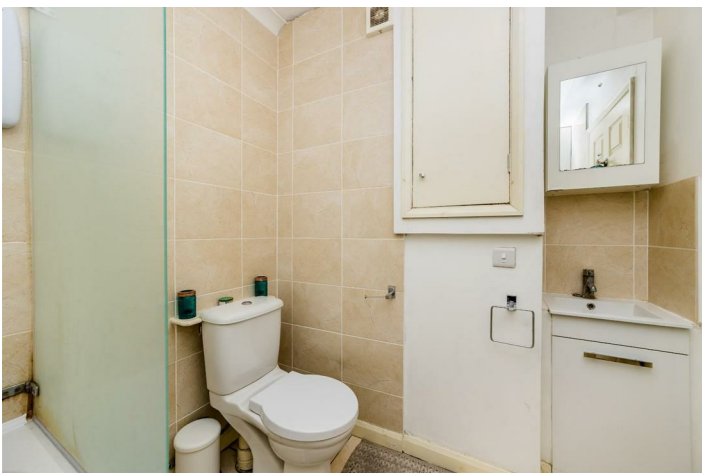
A range of matching wall and base units. Worktop incorporating a stainless steel sink unit with mixer tap and drainer. Built in single oven. Four ring hob with extractor fan over. Space and plumbing for washing machine. Space for under counter fridge.

Bathroom

Panel enclosed bath with taps and electric shower over. Wash hand basin set into vanity unit. Low level flush WC. Cupboard housing emersion heater. Storage cupboard. Heater. Tiled floor and walls.

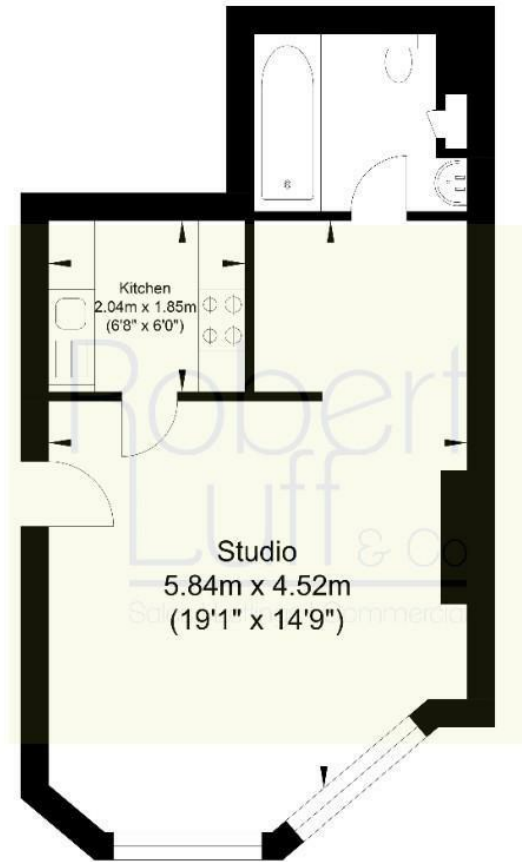
Agents Notes

Tenure: 119 Year Lease
Service Charge: £720 Per Annum
Ground Rent: £130 Per Annum
Council Tax: A
EPC: E



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Approximate Floor Area
350.47 sq ft
(32.56 sq m)

Approximate Gross Internal Area = 32.56 sq m / 350.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.