



**Denmark Terrace, Brighton, BN1 3AN**  
Asking Price £230,000

## Denmark Terrace, Brighton, BN1 3AN

West facing raised ground floor period apartment within a short walk of the city centre.

Situated on the raised ground floor of a handsome end-of-terrace property, nestled in the Montpelier & Clifton Hill conservation area of the city centre, moments away from Seven Dials.

As you step through the flat's front door, the hallway welcomes you, equipped with a built-in double cupboard, this practical space allows for storage and organisation. Beyond the hallway, you will find the living area, complete with two west facing sash windows that bathe the room in natural light, a modern white fronted fitted kitchen, feature fireplace and ornate original cornice.

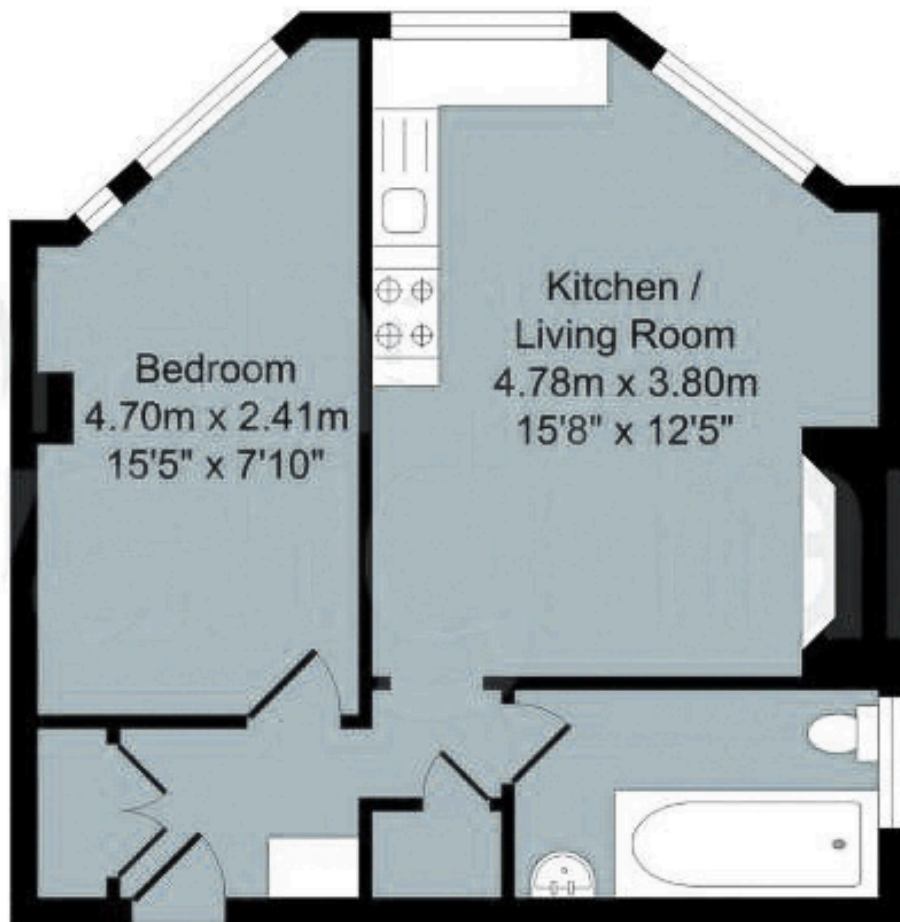
The apartment offers a double bedroom, adorned with a sash window and the original ornate cornice. The bathroom features a sleek white suite, including a bath with an electric shower overhead, a WC, and a wash basin. With a frosted glass window, the space ensures privacy while inviting ample natural light.

Throughout the apartment, high ceilings and period features pay tribute to its Victorian origins, adding a touch of grandeur to each room.

The location of this property is second to none. With its prime location close to Seven Dials, you will have an array of amenities right at your doorstep. Enjoy the convenience of nearby high street shopping, popular entertainment venues, and easy access to Brighton railway station. For those seeking a leisurely escape, a short walk will lead you to the vibrant seafront, where you can enjoy the beautiful coastline and numerous seaside attractions.

Offering the desirable feature of no onward chain, purchasing this apartment presents an exciting and hassle-free opportunity. Whether you are a first-time buyer, a young professional, an astute investor or simply wanting a pied-a-terre.





Approximate Gross Internal Area = 37.28 sq m / 401.27 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

Agents Notes

Tenure Share Of Freehold  
 947 Years Remaining On The Lease  
 Service Charge Approx £1,260 Per Annum  
 Ground Rent N/A  
 Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		



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Your Sussex Property Expert

Brighton & Hove Office  
 01273 688 881  
 3-6 North Road, Brighton BN1 1YA  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[sales@oakleyproperty.com](mailto:sales@oakleyproperty.com)

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