



## 19 Denmark Terrace, Brighton, BN1 3AN

**£1,300 Per month**



- Brand-new kitchen & bathroom
- Private front-facing balcony
- High ceilings with original cornicing throughout



- Spacious lounge with period features & fireplace
- Double bedroom
- Walking distance to shops, cafés & seafront



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### Summary

Stylish One-Bedroom Apartment with Original Features & Balcony

Located just moments from Seven Dials and within a 10-minute walk to the seafront, this beautifully refurbished first-floor apartment combines period charm with modern convenience.

Step into the generously proportioned lounge where two stunning floor-to-ceiling windows flood the space with natural light. Soaring high ceilings, original cornicing, and a charming feature fireplace add to the room's timeless appeal. Access to a private front-facing balcony, perfect for morning coffee or evening relaxation.

### Lounge

21'5 11'4 (6.53m x 3.45m)

2 floor to ceiling window feature fireplace access to small balcony at the front

### Useful Information

Council Tax -B

Parking Zone - Y

EPC - D

### Kitchen

15'8 x 7'6 (4.78m x 2.29m)

Black and white high gloss kitchen, ample cupboard space, washer dryer, fridge freezer small breakfast bar high ceilings with original features

### Bedroom

17'5 x 8'7 (5.31m x 2.62m)

Double bedroom floor ceiling window with access to balcony

### Shower Room

Sink with under cupboard storage, mirrored cabinet ,shower cubicle, toilet, heated towel rail

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

