

12 DENMARK TERRACE, BRIGHTON, BN1 3AN

LEASEHOLD - SHARE OF  
FREEHOLD £195,000

A BRIGHT GROUND FLOOR (REAR) STUDIO FLAT with GARDEN situated in a CONVERTED PERIOD BUILDING in the SOUGHT AFTER LOCATION off SEVEN DIALS. This property comprises STUDIO ROOM, SEPARATE MODERN FITTED KITCHEN, BATHROOM, GAS CENTRAL HEATING, COUNCIL TAX BAND A, EPC D.

- VIDEO TOUR AND FLOORPLAN
- GROUND FLOOR STUDIO FLAT
- IDEAL BUY TO LET OR FIRST TIME BUYER
- CURRENTLY LET AT £11,700 P.A 5.85% GROSS
- CONVERTED GRADE II LISTED BUILDING
- CLOSE TO SEVEN DIALS
- SPACIOUS STUDIO ROOM
- SEPARATE FITTED KITCHEN
- MODERN BATHROOM
- REAR GARDEN





## GROUND FLOOR

### STUDIO ROOM

East aspect sash window, entry phone system, storage cupboards, radiator.

### KITCHEN

Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, appliances to include electric oven, gas hob with stainless steel splashback and extractor hood over, washing machine, fridge, cupboard housing boiler, ceiling spotlights, sash window to side, door to REAR GARDEN.

### BATHROOM

Fitted with white suite comprising bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level close coupled WC, tiled floor, ladder style heated towel rail, windows to side.

### EXTERNAL

### REAR GARDEN

East aspect, paved with borders.

### ADDITIONAL INFORMATION

Lease - Share of freehold - 999 years from 13 June 2013

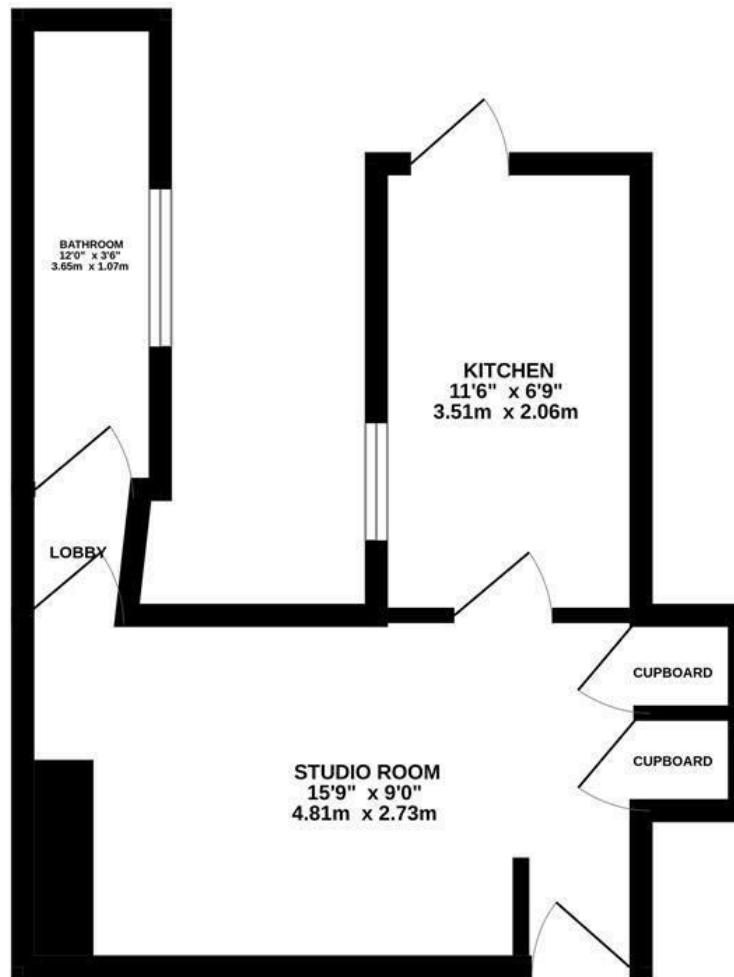
Maintenance - £1,200 p.a.

Ground Rent - £0

Council Tax Band A - £1,637.19



GROUND FLOOR  
274 sq.ft. (25.5 sq.m.) approx.

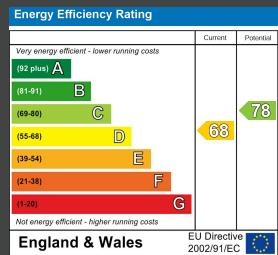


TOTAL FLOOR AREA : 274 sq.ft. (25.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE (EPC)



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