

PHILLIPS & STILL



Denmark Terrace, Brighton, BN1 3AN

- A Beautifully Presented Raised Ground Floor Mansion Flat
- Two Double Bedrooms
- Spacious Lounge / Diner With High Ceilings
- Separate Modern Fitted Kitchen

Offers over £450,000

- Stunning Landscaped Private Rear Garden
- Two Shower Rooms, One Of Which Is En Suite
- Share Of Freehold & A Short Walk To Brighton Mainline Station
- Moments From Seven Dials & Western Road



Property Description

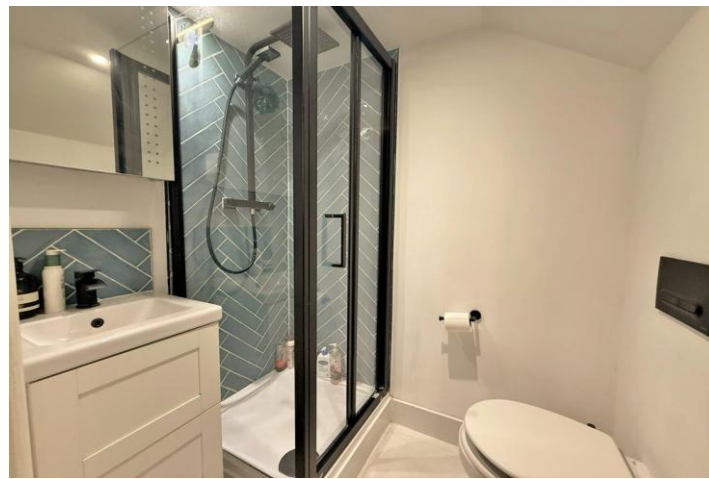
This beautifully presented raised ground floor conversion is nestled between trendy Seven Dials and the hustle & bustle of Western Road both offering a huge variety of coffee shops, bars, restaurants, delicatessens, boutique & convenience shops, supermarkets, gyms and more! Our famous seafront is also just a few minutes walk away so you'll never be short of things to do here and for anyone who commutes, Brighton mainline railway station is very close by if you're looking to shave time off that daily journey to work & back!

Upon stepping inside, you will be delighted by the stylish décor and brightness of all rooms. Accommodation comprises of entrance hall, a large bay fronted master bedroom to the front with en suite shower room, the fantastic lounge / diner with high ceilings and plenty of room for both lounge & dining furniture, a separate compact but fully stocked modern fitted kitchen, second shower room with W.C. and the wonderful second double bedroom ideal as a home office / guest room.

From here you have access to the spectacular rear garden which has been landscaped and is a really great size with different levels, a sun terrace and flower beds. It is the perfect private outside space where you can enjoy a spot of sunbathing, a little al fresco dining or your morning coffee as well as summer garden parties and barbecues. It is fully enclosed so very safe for pets to play out in too!

Other features of this fantastic property include lots of built-in storage and a share of the Freehold. It will make an idyllic first home, brilliant buy to let investment or the perfect holiday / second property moments from the sea! Pets are allowed and living here would certainly be very exciting and you would be sure to experience Brighton & Hove's famous cosmopolitan atmosphere to the full. Viewings are an absolute must!





Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

BAY FRONTED MASTER BEDROOM
16' 0" x 15' 10" (4.88m x 4.83m)

EN SUITE SHOWER ROOM
With W.C.

LOUNGE / DINER
16' 0" x 15' 10" (4.88m x 4.83m)

SEPARATE MODERN KITCHEN

SHOWER ROOM
With W.C.

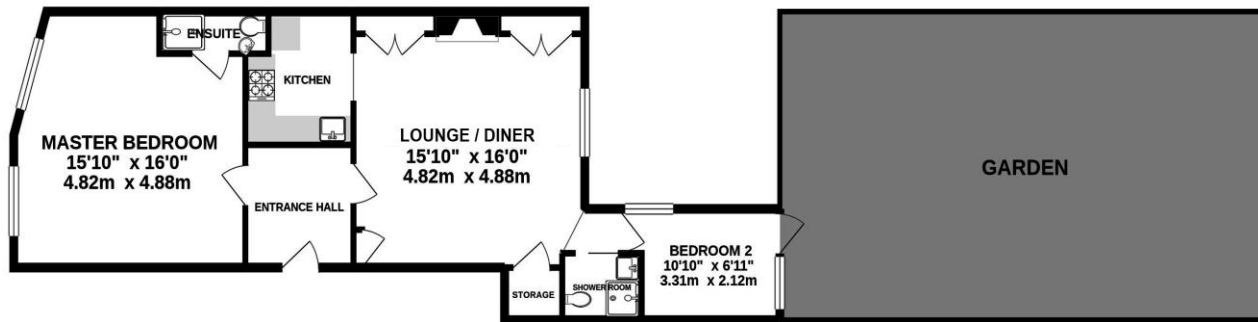
BEDROOM TWO
10' 10" x 6' 11" (3.3m x 2.11m)

OUTSIDE

LARGE SUNNY PRIVATE GARDEN
Multi tiered with sun terrace, garden shed and
flower beds

RAISED GROUND FLOOR

721 sq.ft. (67 sq.m.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

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