



## Denmark Terrace, Brighton, BN1 3AN

£1,450 Per month



- Bright West Facing Apartment
- Two Double Bedrooms
- Popular Central Location
- Neutral Decor & Carpets
- Viewing Advised

- Lounge With Open-Plan Kitchen
- Bathroom With Electric shower
- Electric Heating
- Un-Furnished
- Sole Agent

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### Summary

Stylish Two-Bedroom Apartment with Original Features

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 large windows flood the space with natural light. Soaring high ceilings, original corning, and a charming feature fireplace add to the room's timeless appeal.

A sleek and stylish kitchen features a monochrome palette with ample cupboard space, plumbing for a washer/dryer, fridge/freezer, and a breakfast bar. High ceilings and period touches add character to this functional

### Lounge With Open-Plan Kitchen

20 x 12 (6.10m x 3.66m)

A spacious bright West facing room with far reaching views. 2 large sash windows.

Kitchen area with white hi-gloss units. Oven, hob, extractor fan, fridge/freezer and plumbing for washing machine.

Breakfast-bar.

### Bedroom One

16'6 x 7'6 (5.03m x 2.29m)

Inner dressing room / area with wardrobes.

West facing sash window.

### Bedroom Two

15'9 x 7 (4.80m x 2.13m)

Double bedroom with sash window.

### Bathroom

Bath with electric shower above. Basin & WC.

Window and extractor fan.

### Useful Information

Council Tax Band - B

EPC - C

Parking Zone - Y (check the Brighton and Hove Council website for waiting list)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	75	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

