



19 Denmark Terrace
Brighton, BN1 3AN
Asking Price £310,000



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This attractive 2 bedroom ground floor apartment benefits from lovely east/west aspect and is situated in this central location close to 7 Dials and Western Road shopping facilities and within a short stroll of Brighton seafront. The property comprises: inner hallway, lounge with twin front facing bay windows, fitted kitchen, 2 bedrooms both with easterly views over the garden and a bathroom. Additionally there is a lovely patio/shingle garden to the rear. The flat benefits from central heating and door entry phone system.

Location

Denmark Terrace is a wide, treelined residential street which runs down from a continuation of the 7 Dials and through to Western Road. Centrally located with easy access to seafront and Brighton town centre, with many of the best cafes, bars, restaurants and shops.

Accommodation

All measurements are approximate.

Ground Floor

Communal Hallway

Inner Hallway

With a front door leading in and a security entry phone handset.

Lounge 14'11 max x 14'10 (4.55m max x 4.52m)

Two sash style windows overlooking the front with plantation shutters. Ceiling coving and cornicing. Picture rail. Two radiators and two wall light points.

Kitchen 11'5 x 5'3 (3.48m x 1.60m)

With a range of wall and base units with worktop surface over. Inset sink and drainer unit with mixer tap. Electric cooker point. Tiled splashbacks. Space and plumbing for the washing machine and an appliance space for the fridge. Recessed spotlight. Two large fitted storage cupboards.

Bathroom 8'0 x 5'4 (2.44m x 1.63m)

Fitted with a bathroom suite to comprise an enclosed panelled bath with mixer tap

and shower attachment. Low level W/C and a pedestal wash basin. Electric shaver point. Heated towel rail. Extractor fan and wall mounted shelving.

Bedroom 1 12'0 x 11'7 (3.66m x 3.53m)

Sash style window overlooking the rear. Ceiling coving and cornicing. Picture rail. Fitted storage cupboard housing 'Worcester' boiler. Radiator

Bedroom 2 15'8 x 6'10 (4.78m x 2.08m)

Being a dual aspect room with sash style window overlooking the side and rear with a back door leading out to the rear garden. Recessed spotlight and radiator.

Outside

Rear Garden

A charming, private rear garden with paved patio area leading out to a shingle area. Enclosed by walling.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client

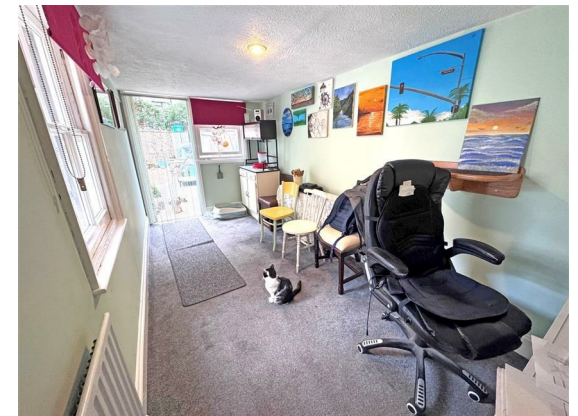
that the property is leasehold.

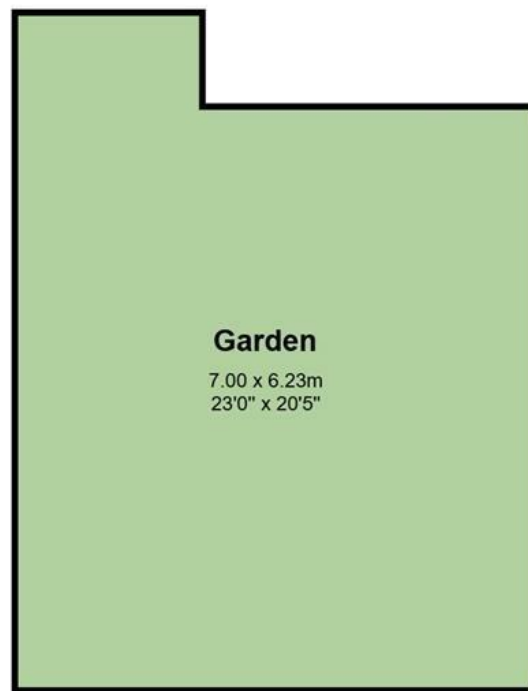
MAINTENANCE: £2,257 per 6 Months

GROUND RENT: £50 per 6 Months

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

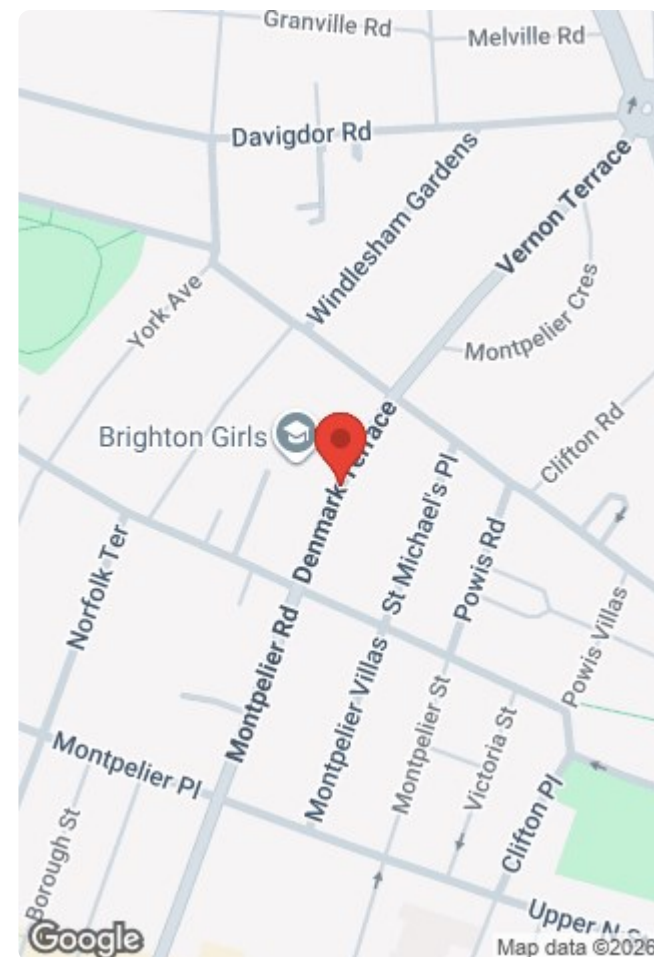
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Total Area: 60.0 m² ... 646 ft²
(Excluding Garden)

All measurements are approximate and for display purposes only.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

