



22 Denmark Terrace

Brighton BN1 3AN

Asking Price Of £160,000

- SEPARATE KITCHEN
- STUDIO ROOM WITH HIGH CEILING
- BATHROOM
- COMMUNAL PATIO GARDEN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- CENTRAL LOCATION
- NEUTRALLY DECORATED

Occupying the ground floor of this attractive property is this well-presented studio apartment, offered for sale with a share in the freehold and no onward chain.

Neutrally decorated throughout, the accommodation features a bright studio room with an impressive high ceiling, providing ample space for both living and sleeping areas. There is a separate fitted kitchen and bathroom, while residents also benefit from access to a separate communal patio garden.

The property is ideally positioned in a desirable and highly convenient location, just a few minutes' walk from the vibrant Seven Dials district and Brighton city centre, with its excellent selection of shops, cafés, restaurants and amenities. Brighton mainline railway station and the seafront are also both easily accessible, making this an excellent opportunity for a first-time buyer, commuter or those seeking a centrally located Brighton home.

ENTRANCE HALL Entry system telephone.

KITCHEN Incorporating stainless steel sink unit with mixer tap, laminate worksurface with cupboards under, 1 eye level wall cupboard, inset ceramic hob and electric oven, appliance space.

STUDIO ROOM High ceiling, sash window, electric heater.

BATHROOM Suite comprising panelled bath with mixer tap and shower attachment, sink, low level w.c., cupboard housing hot water cylinder.

OUTSIDE Separate communal patio.

OUTGOINGS

Share of Freehold

Remainder of 999-year lease

Maintenance £1,600 per annum

Council Tax Band A (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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