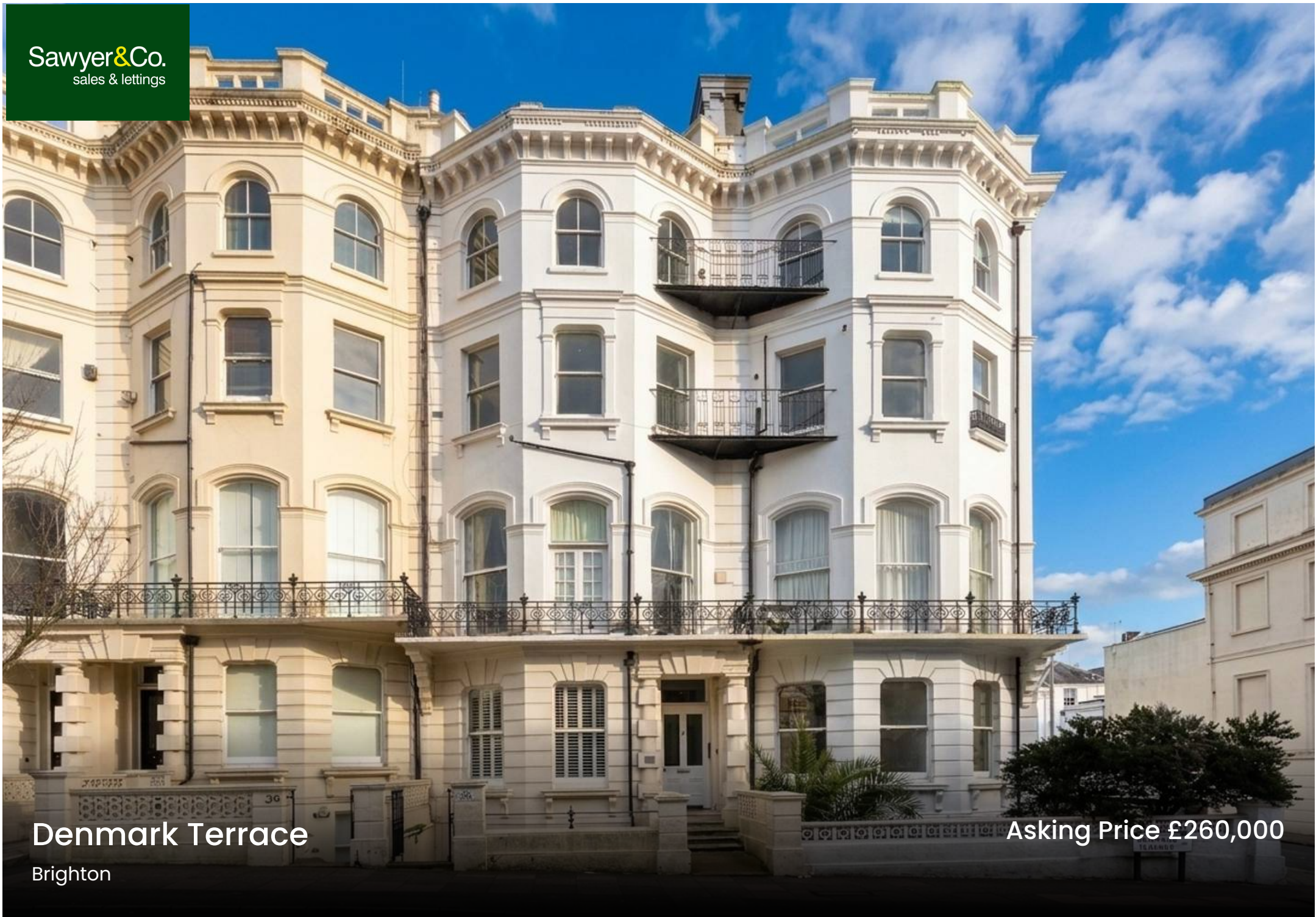


Sawyer&Co.
sales & lettings

Denmark Terrace

Brighton

Asking Price £260,000





Denmark Terrace

Ideally located in Brighton, close to the amenities of Seven Dials and leafy green St Ann's Well Gardens. An exceptionally spacious FOURTH (TOP) FLOOR STUDIO APARTMENT with a separate MODERN KITCHEN and TWO ROOF TERRACES with far-reaching SEA VIEWS. Sold with NO ONWARD CHAIN.

Occupying the fourth floor of an attractive period building, this particularly generous studio apartment measures approximately 590 sq ft / 54.9 sq m and offers a thoughtfully arranged and well-presented interior. The large main living room has ample space for clearly defined sleeping, sitting and dining areas, with a full dining set comfortably accommodated. Storage is well considered, with built-in shelving and cupboards discreetly incorporated into the room, together with a sizeable separate storage cupboard. The contemporary kitchen is well-equipped with a good range of cabinetry and worktop space, while a modern shower room completes the accommodation.

A superb feature of the apartment is its two spacious roof terraces. With easterly and westerly aspects, they provide a choice of outdoor space throughout the day, whether enjoying the morning sun or settling outside later in the afternoon and evening. Both terraces have plenty of room for seating and dining and, from this elevated position, enjoy captivating views across the rooftops and directly towards the sea.

This property is currently undergoing external refurbishment works, and scaffolding is in place, AI has been used to remove this scaffolding in some imagery.





The Local Area

Located in the Montpelier and Cliftonhill Conservation area, filled with tree-lined streets and Victorian and stuccoed townhouses, Denmark Terrace is located in a desirable part of central Brighton, within walking distance of Seven Dials. The area provides excellent access to local amenities, including independent shops, cafes, and restaurants, as well as parks such as St Ann's Well Gardens. It's also conveniently positioned for commuters, with Brighton mainline station and Western Road's shopping facilities within a short walk, and the seafront only a few minutes away.

Further Information

Denmark Terrace is in Parking Zone Y and the apartment is in Council Tax Band A, which is currently charged at £1,719.63 for 2026/27.

EPC Rating – E

Broadband & Mobile Phone Coverage – Prospect buyers should check the Ofcom Checker Website.

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease – 140 years

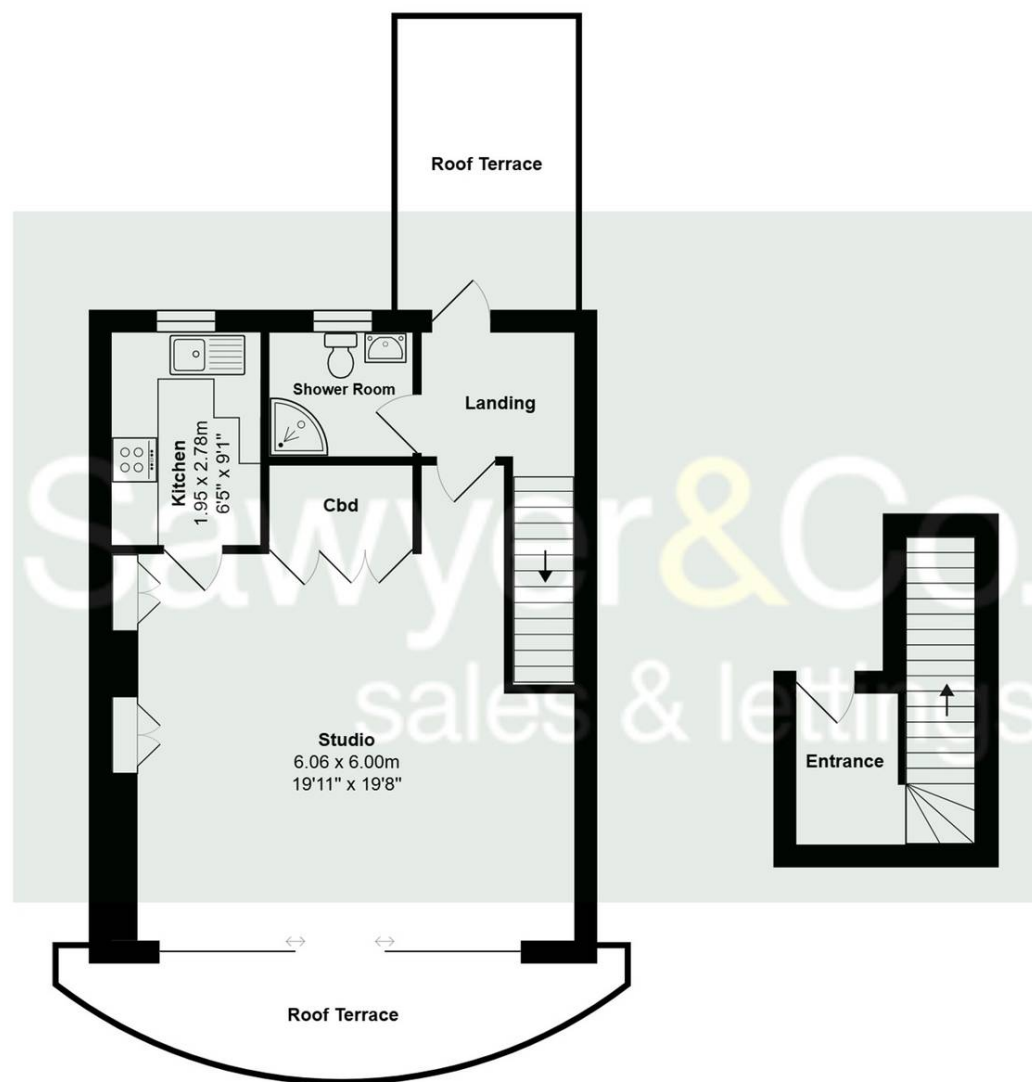
Service Charge – £2,130.96pa

Ground Rent – £100 for the next 14 years, then doubling every 25 years thereafter

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 54.9 m² ... 590 ft² (excluding roof terrace)

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

211 Preston Road, Brighton – BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.