



17 DENMARK TERRACE

BRIGHTON, BN1 3AN

SHARE OF FREEHOLD

Fantastic maisonette with private west-facing roof terrace. This unique property occupies the top two floors of an attractive and well-maintained period building with spacious accommodation comprising: three double bedrooms, office/fourth bedroom, good sized bathroom, ensuite shower room, kitchen/breakfast room and impressive living room/diner. There is an additional room off the communal hallway, offering multiple opportunities including a great storage area or office space. There is a feeling of space throughout the property with plenty of natural light, high ceilings and a great layout across multiple levels. There are some lovely features including double-glazed sash windows, views across the city to the sea, feature fireplace picture rails, cast iron radiators and underfloor heating.

Located in the popular Clifton Conservation Area, in this attractive period building. Popular local shops, cafes and restaurants are located close by and Brighton mainline station is easily accessible providing regular and direct links to London.

Low Annual Service Charge, Residents Managed - £1200.00.

Nicholas James

SALES LETTINGS AUCTIONS







Denmark Terrace
 Total Area: 145.8 m² ... 1569 ft²

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	69	80
(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	

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

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

**Nicholas
 James**

SALES LETTINGS AUCTIONS