

PHILLIPS & STILL



Denmark Terrace, Brighton, BN1 3AN

- A Magnificent 1290 Sq.Ft. Mansion Maisonette
- Two Impressive Double Bedrooms
- Vast 21ft x 20ft Bay Fronted Lounge / Diner
- Large Bathroom With Freestanding Bath & Walk-In Shower Cubicle

Asking Price of £485,000

- Separate Modern Fitted Kitchen / Breakfast Room
- Stunning West Facing Roof Terrace With Sea Views
- Moments From Seven Dials, Seafront & Close To Brighton Mainline Railway Station
- Sought After Clifton Hill / Montpelier Conversation Area



Property Description

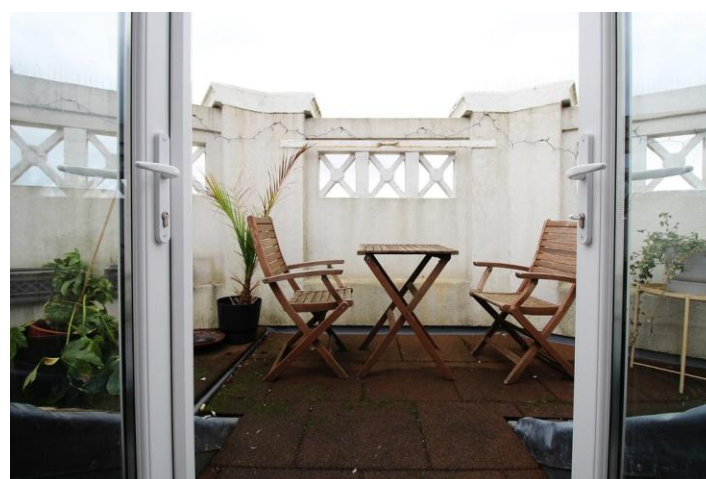
This magnificent period mansion property is nestled between trendy Seven Dials and the hustle & bustle of Western Road both offering a huge variety of coffee shops, bars, restaurants, delicatessens, boutique & convenience shops, supermarkets, gyms and more! Our famous seafront is also just a few minutes walk away so you'll never be short of things to do here and for anyone who commutes, Brighton mainline railway station is very close by if you're looking to shave time off that daily journey to work & back!

Upon stepping into this impressive maisonette, you will be blown away by the size and brightness of all rooms. Starting on the lower floor the versatile living accommodation comprises of a large bathroom suite with a free-standing bath and walk-in shower cubicle, a wonderful second double bedroom with feature fireplace and a vast bay fronted lounge / diner with a beautiful fireplace and three superb sash windows flooding this West-facing room with natural light.

To the fourth & top floor is a separate modern fitted kitchen with space for table & chairs, a cloakroom with W.C. giving you a toilet to each floor and the master bedroom featuring double glazed double doors opening onto the roof terrace. The West-facing private roof terrace is your own private outside space where you can enjoy a spot of sunbathing, a little al fresco dining or your morning coffee with some stunning roof top views over the City and out to sea!

Other features of this fantastic property include a wealth of built-in storage - unusual for a converted property, a share of the Freehold and no onward chain. It will make an idyllic first home, brilliant buy to let investment or the perfect holiday / second property moments from the sea! Living here would certainly be very exciting and you would be sure to experience Brighton & Hove's famous cosmopolitan atmosphere to the full. Viewings are an absolute must!





Accommodation

Raised ground floor entrance with stained glass front door & stairs rising to:

THIRD FLOOR

LARGE BATHROOM

11' 8" x 7' 2" (3.56m x 2.18m)

Stairs rising to:

LANDING

BEDROOM TWO

16' 2" x 12' 3" (4.93m x 3.73m)

With built-in wardrobes

BAY FRONTED LOUNGE / DINER

21' 4" x 20' 3" (6.5m x 6.17m)

With built-in storage and feature fireplace

Stairs with in-eaves storage space rising to:

FOURTH / TOP FLOOR

SEPARATE MODERN FITTED KITCHEN /
BREAKFAST ROOM

12' 4" x 9' 9" (3.76m x 2.97m)

BEDROOM ONE

20' 4" x 11' 9" (6.2m x 3.58m)

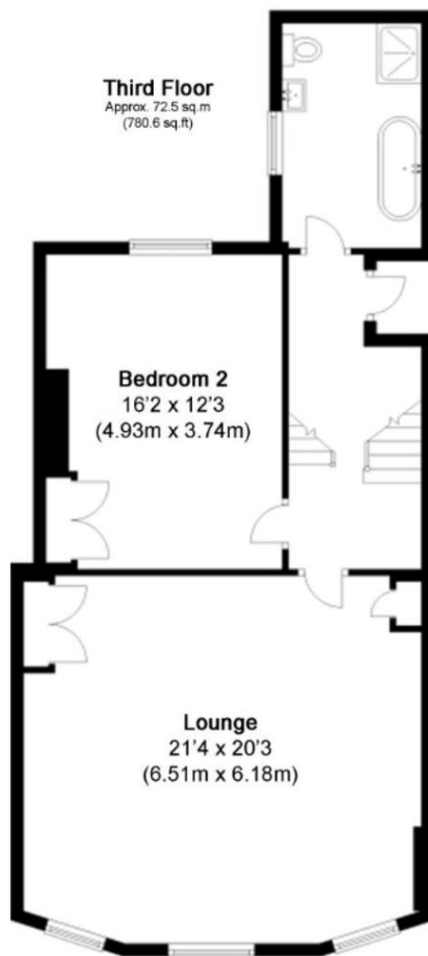
With double glazed double doors opening onto the roof terrace

CLOAKROOM

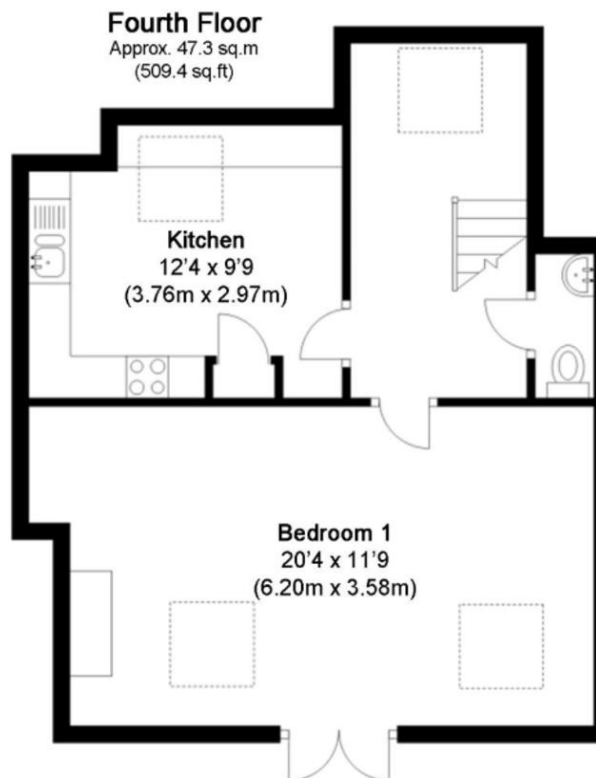
OUTSIDE

WEST FACING ROOF TERRACE

With space for outdoor furniture & fabulous roof top views out to sea



Denmark Terrace, Brighton



Picture this...

Why not take a short evening stroll into town and really soak up Brighton & Hove's famous atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its' entertainment and vibrant lifestyle!

And come summer, you have your roof terrace or the very nearby seafront to choose from when fancying a little relaxation in the sunshine!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	80	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

