

# PHILLIPS & STILL

Denmark Road, Brighton

Guide Price £400,000 - £425,000



- A rare opportunity to acquire this three-bedroom terraced house
- Perfect home/investment property to place your own stamp on
- Sunny rear garden
- No onward chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)





If you are looking for a place to call home in the highly desirable Portslade area, this three bedroom terraced house would be a great option. Portslade is a sought-after location due to its proximity to the seafront, local parks, and green spaces.

The terraced house style also offers a cozy and intimate atmosphere, making it a great choice for those who value a sense of community. The sunny rear garden is a great feature for those who enjoy spending time outdoors, gardening, or entertaining guests. The two reception rooms offer flexibility in terms of how you can use the space, such as having a living room and a dining room or a home office and a playroom.

Being close to local shops is also a convenient feature, making it easy to run errands or grab groceries. Alternatively if you are looking for an investment property having three bedrooms also makes it a great option for renting out to families or groups of friends.



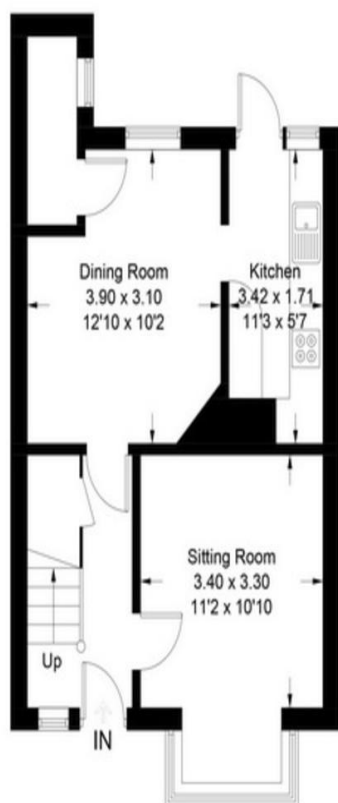
## Picture this...

Just imagine being able to walk a few steps down your road to the picturesque seafront and lawns. It's ideal for relaxing and catching a few rays with a big ice cream or a nice glass of vino.

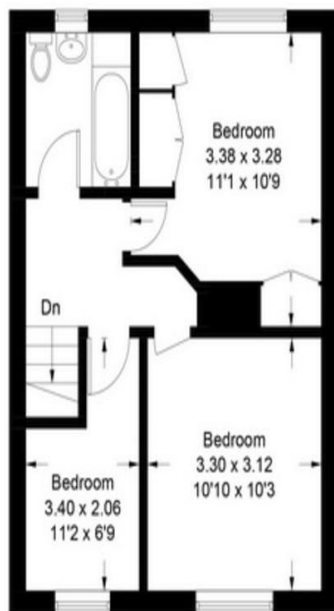
Why not hop onto a bus or take a short ride into the City Centre and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of entertainment, boutiques, bars, restaurants and shops the City has to offer!

**Denmark Road, Portslade, BN41 1GJ**

Approximate Gross Internal Area = 76.3 sq m / 821 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

SITTING ROOM  
11' 2" x 10' 10" (3.4m x 3.3m)

DINING ROOM  
12' 10" x 10' 2" (3.91m x 3.1m)

KITCHEN  
11' 3" x 5' 7" (3.43m x 1.7m)

### FIRST FLOOR

BEDROOM  
11' 1" x 10' 9" (3.38m x 3.28m)

BEDROOM  
10' 10" x 10' 3" (3.3m x 3.12m)

BEDROOM  
11' 2" x 6' 9" (3.4m x 2.06m)

FAMILY BATHROOM

### OUTSIDE

REAR GARDEN



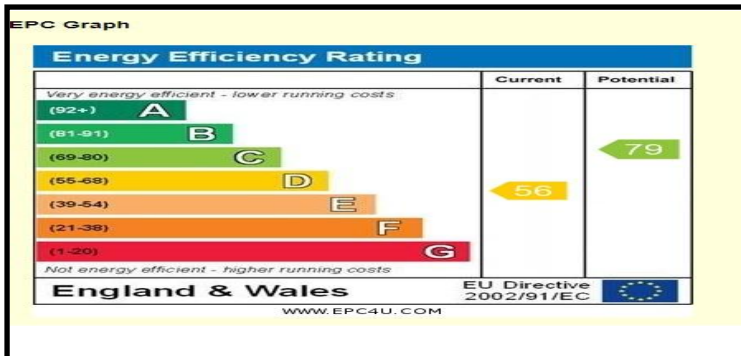




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

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