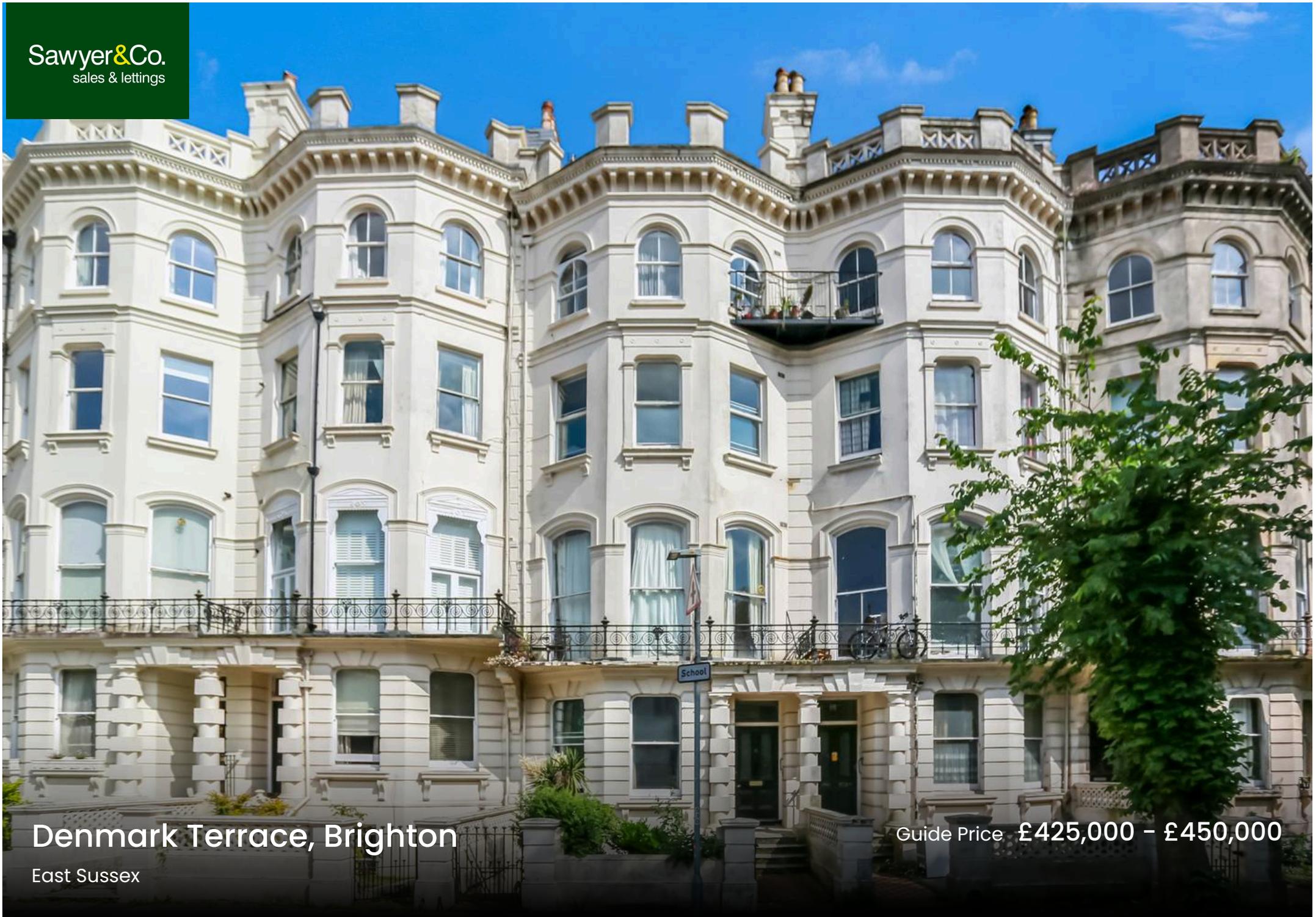


Sawyer&Co.
sales & lettings



Denmark Terrace, Brighton

East Sussex

Guide Price £425,000 - £450,000



Denmark Terrace, Brighton

Located moments away from Seven Dials, a spacious TOP FLOOR PERIOD APARTMENT with TWO BEDROOMS, a ROOF TERRACE and BALCONY offering far-reaching oblique VIEWS of the SEA and the SOUTH DOWNS. Sold with NO ONWARD CHAIN.

This generously proportioned apartment occupies the top floor of an attractive period building. Filled with natural light, the spacious living room leads out to the terrace with views over the rooftops of Brighton and out towards the sea. A separate, fully fitted kitchen has access to the balcony with space for a bistro table and chairs. The principal bedroom boasts an ensuite bathroom with an overhead shower, while the second bedroom offers versatility for guests or a study space. A separate shower room and hallway storage complete this lovely city centre apartment.



The sizeable roof terrace offers a secluded space to retreat or entertain, while the rear balcony provides the perfect spot for a morning coffee. Both outdoor spaces enjoy rooftop views towards the sea and the South Downs.



The Local Area

Located in the prestigious Montpelier and Clifton Hill Conservation Area, Denmark Terrace enjoys the best of both worlds: a tranquil, tree-lined setting of beautiful period architecture, right in the heart of central Brighton. Just moments away, Seven Dials offers a wonderful selection of independent shops, artisan cafés, restaurants and characterful pubs, giving the area its distinctive vibrant atmosphere. With St Ann's Well Gardens nearby, Brighton mainline station within walking distance, and the seafront and Western Road also close by, this is a superbly positioned address that perfectly balances charm, convenience and lifestyle.

Further Information

Denmark Terrace is in Parking Zone Y and the apartment is in Council Tax Band A, which is currently charged at £1,637.19 for 2025/26.

EPC Rating - D

Council Tax - A

Parking Zone - Y

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.

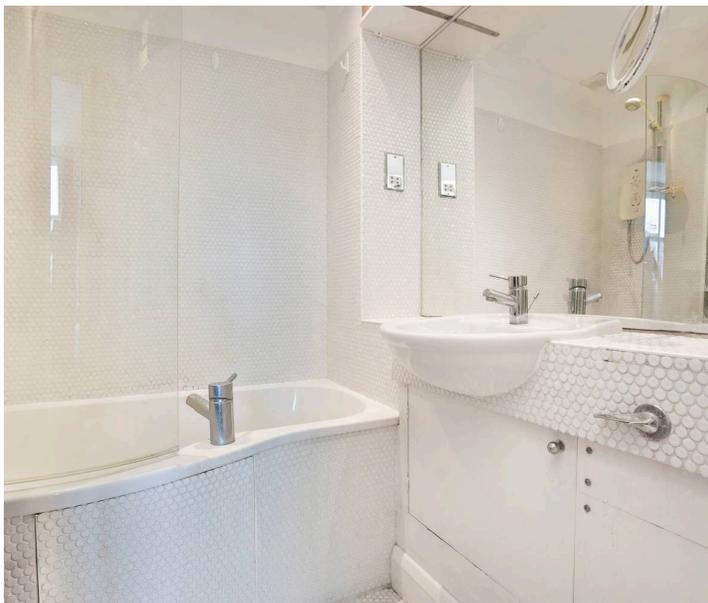
TENURE & OUTGOINGS

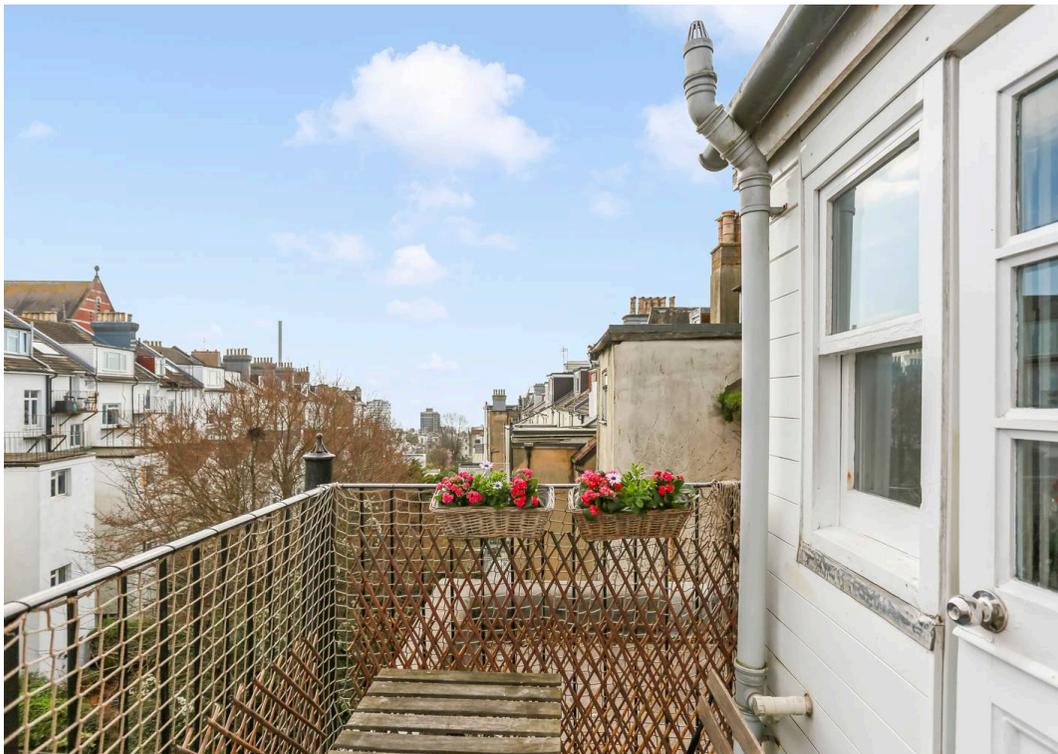
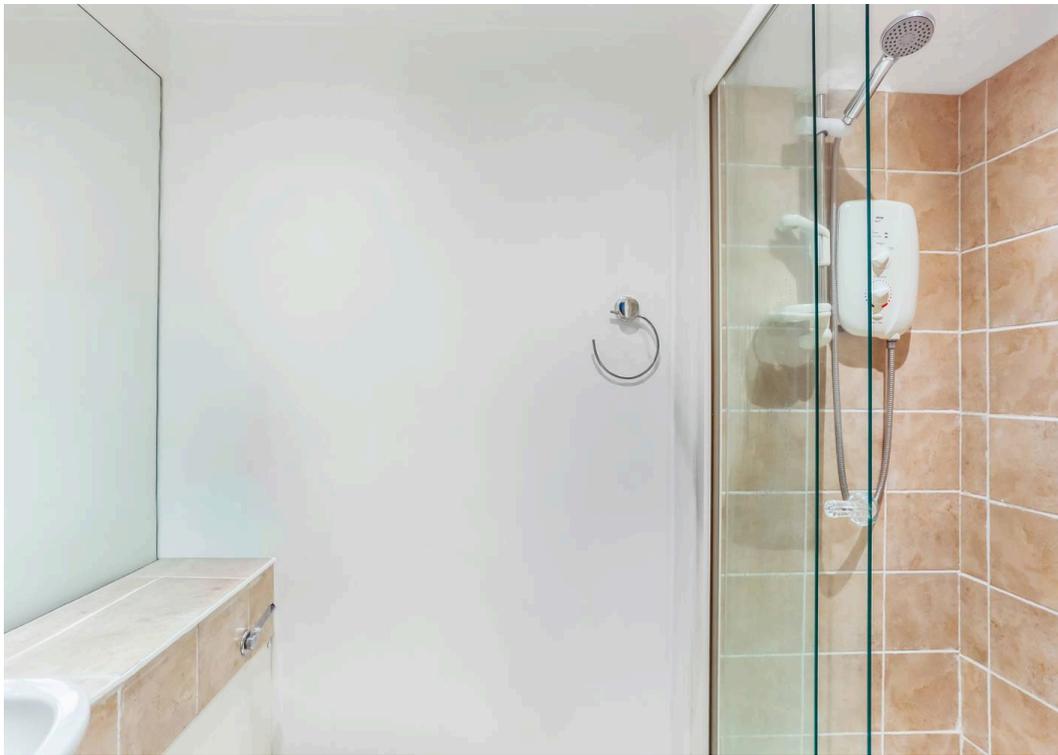
Tenure: Leasehold

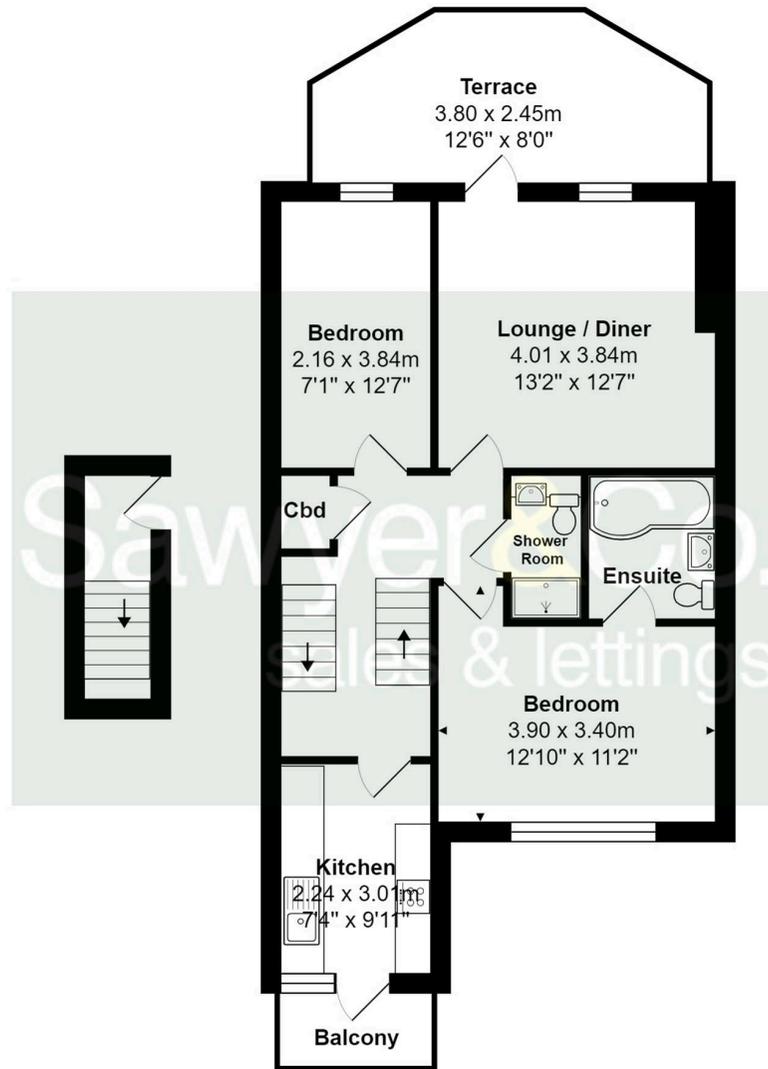
Unexpired term on lease - 174 years

Service Charge - £2,000 per annum

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







Total Area: 64.8 m² ... 697 ft² (excluding terrace, balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

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.