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## Flat 4, 15 Denmark Terrace

Brighton, BN1 3AN

**£225,000**

Denmark Terrace is situated adjacent to Montpelier Crescent and Vernon Terrace and is within a few minutes' walk of the popular Seven Dials where an array of bars, restaurants and shops and other entertainments can be found. The City Centre is a short stroll away as is Brighton mainline station which is located in nearby Queens Road providing north bound commuter links with London/The City as well as east and west bound connections. Brighton seafront is a few minutes away.

Located on the second floor, this delightful one-bedroom flat offers a peaceful and stylish living space. Upon ascending the stairs, you enter through the front door into a welcoming hallway, featuring built-in cupboards and shelving.

Wooden flooring runs throughout the flat, adding warmth and continuity to the space. The double bedroom is airy and inviting, featuring a large sash window that floods the room with natural light. The open-plan living / dining and kitchen area is equally bright and spacious, framed by two sash windows and enhanced by elegant high ceilings. All windows are fitted with bespoke secondary soundproof glazing, ensuring comfort and tranquillity. The fully integrated kitchen includes an induction hob, oven, fridge/freezer, and washing machine. Adjacent is the bathroom with a bath/shower, electric water heater, sink, and WC.

Beautifully decorated and meticulously maintained, this home blends timeless character with modern practicality. Ideal for first-time buyers, professionals, or those commuting into London, this lovely flat offers a perfect balance of charm, comfort, and convenience.

- Beautifully Presented Throughout
- High Ceilings
- Integrated Kitchen
- Bespoke Secondary Soundproof Glazing
- Prime Location
- 145 Years Remaining On Lease
- Service Charge: £423.34 Bi-Annually
- Council Tax Band: A

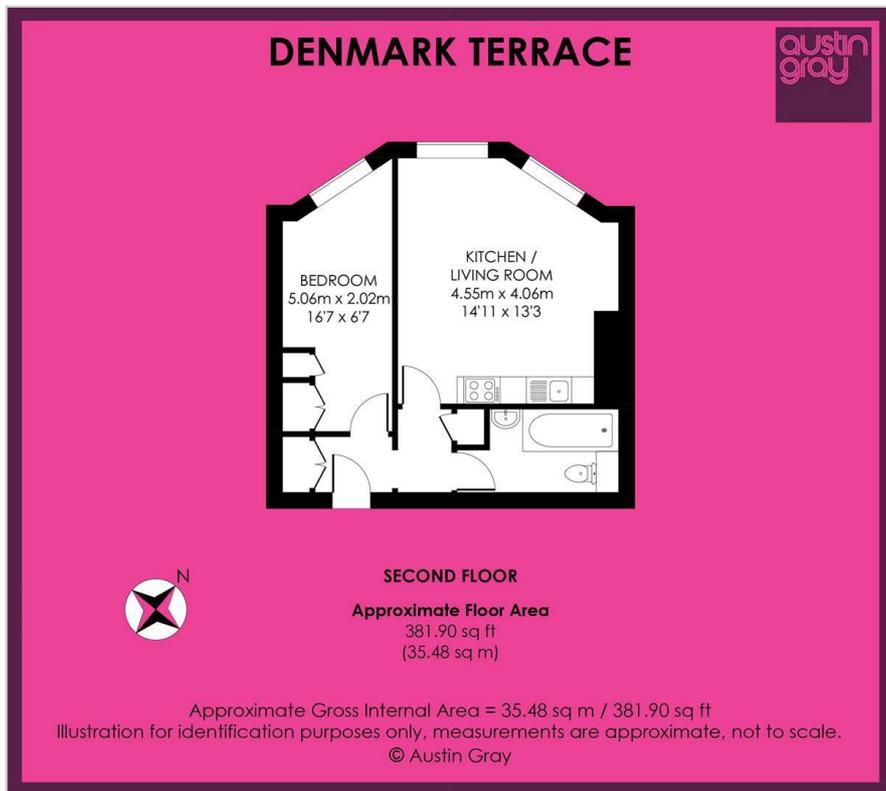
### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

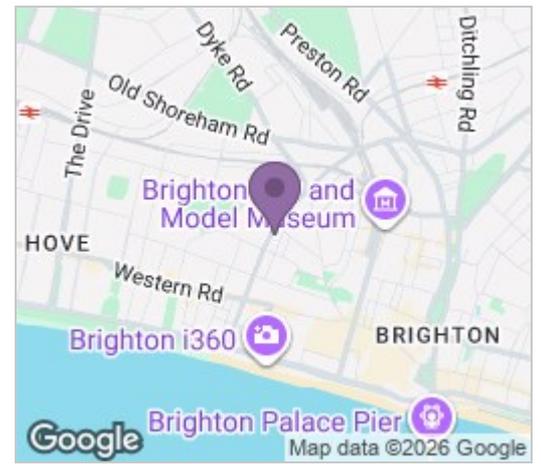
if you wish to arrange a viewing appointment for this property or require further information



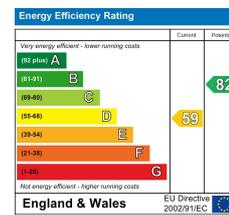
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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