



## 16 DENMARK TERRACE

BRIGHTON, BN1 3AN

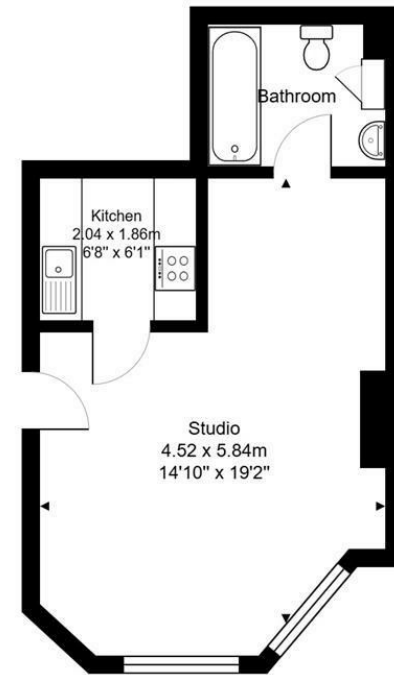
LEASEHOLD

Superb studio apartment available with no onward chain. This fantastic apartment benefits from spacious accommodation comprising; large studio room allowing ample space for a double bed area along with living space, separate kitchen & bathroom. Located on the lower ground floor with large west facing bay windows providing plenty of natural light.

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.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



Denmark Terrace

Total Area: 32.5 m<sup>2</sup> ... 350 ft<sup>2</sup>

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                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|                                             |  | 43      | 79        |

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

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