



## 3 DENMARK TERRACE

BRIGHTON, BN1 3AN

£260,000  
SHARE OF FREEHOLD

Guide Price £260,000 - £280,000. Nestled in the charming Denmark Terrace, Brighton, this delightful one-bedroom apartment offers a perfect blend of comfort and convenience. Situated on the top floor, the property boasts a west-facing private roof terrace, ideal for enjoying the stunning sunsets and the vibrant atmosphere of this coastal city.

The apartment boasts bright and spacious accommodation, featuring a well-proportioned reception room, double bedroom with access to the west facing roof terrace, separate kitchen & bathroom. One of the standout features of this property is the absence of an onward chain, making it an attractive option for those looking to move in without delay. Whether you are a first-time buyer, a professional seeking a city base, or an investor looking for a rental opportunity.

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









### Flat 6, 3 Denmark Terrace

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft

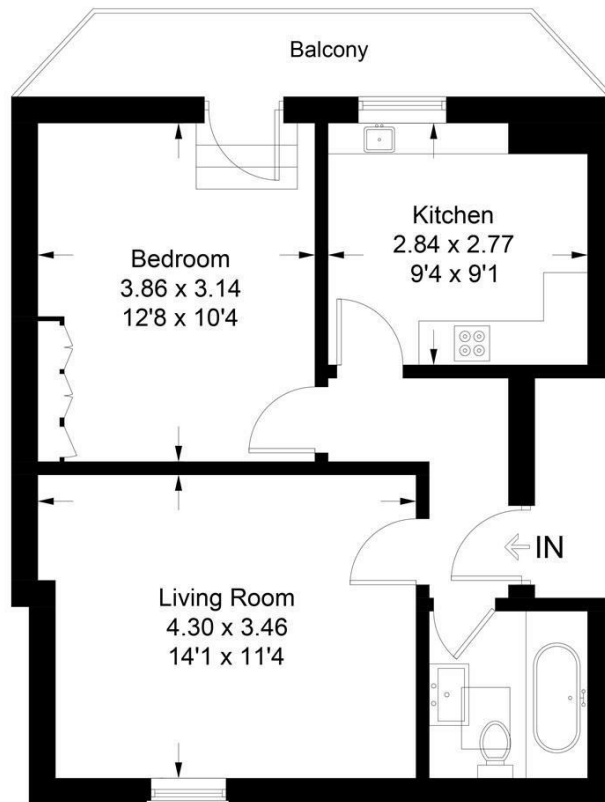


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204880)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

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