

# FOR SALE

**Flat 3  
17 Denmark Terrace  
Brighton  
BN1 3AN**



**GRAVES SON & PILCHER**



**SECOND FLOOR FLAT IN  
CLIFTON HILL CONSERVATION AREA  
REQUIRING UPDATING**

**£257,500 LEASEHOLD**

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RESIDENTIAL SALES AND LETTINGS DEPARTMENT

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Denmark Terrace occupies a popular and convenient residential location within the Clifton Hill conservation area, being readily accessible to local shops and restaurants at the Seven Dials, Brighton mainline railway station, St Ann's Well Gardens with its varied range of recreational facilities and the Western Road shopping thoroughfare.

No 17 comprises an imposing Victorian (1860's) four storey terraced property, currently arranged as five self-contained flats. No 3 is situated on the second floor, approached via an elegant carpeted entrance hall with door entry phone and a stairway with ornate wrought iron balustrade and polished wood hand rail.

The accommodation comprises a 16' bedroom, bathroom, west facing sitting room and a kitchen/breakfast room.

The flat has night storage heaters and would now benefit from modernisation and redecoration throughout.

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**The accommodation is arranged in more detail as follows:**

**ENTRANCE HALL**

Built in storage cupboard with adjoining linen cupboard having lagged fortic tank with immersion heater, door entry phone system.

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**BEDROOM**



16' x 12'6 into chimney recess (4.87m x 3.81m) Good size double with a range of built in bedroom furniture incorporating two wardrobes, two bedside display alcoves with drawers under and with overhead storage cupboards, period fireplace surround, further built in wardrobe cupboard, Creda night storage heater, picture rail, ceiling coving.

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**BATHROOM**



Coloured suite comprising panelled bath, pedestal wash basin, low-level WC, extractor fan, ceiling coving.

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## SITTING ROOM



15'9 into bay x 13' (4.80m x 3.96m) Period fireplace surround, picture rail, coved ceiling, Creda wall mounted night storage heater.

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## KITCHEN/BREAKFAST ROOM



14'9 maximum x 6'6 (4.49m x 1.98m) West facing, double wall unit, stainless steel sink unit with cupboard under and with adjoining breakfast bar with space under for a fridge and floor cupboard, space for and a power point for an electric cooker, coved ceiling.

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## OUTGOINGS

### LEASE

Expires 30 January 2075 (56 years), being extended at present.

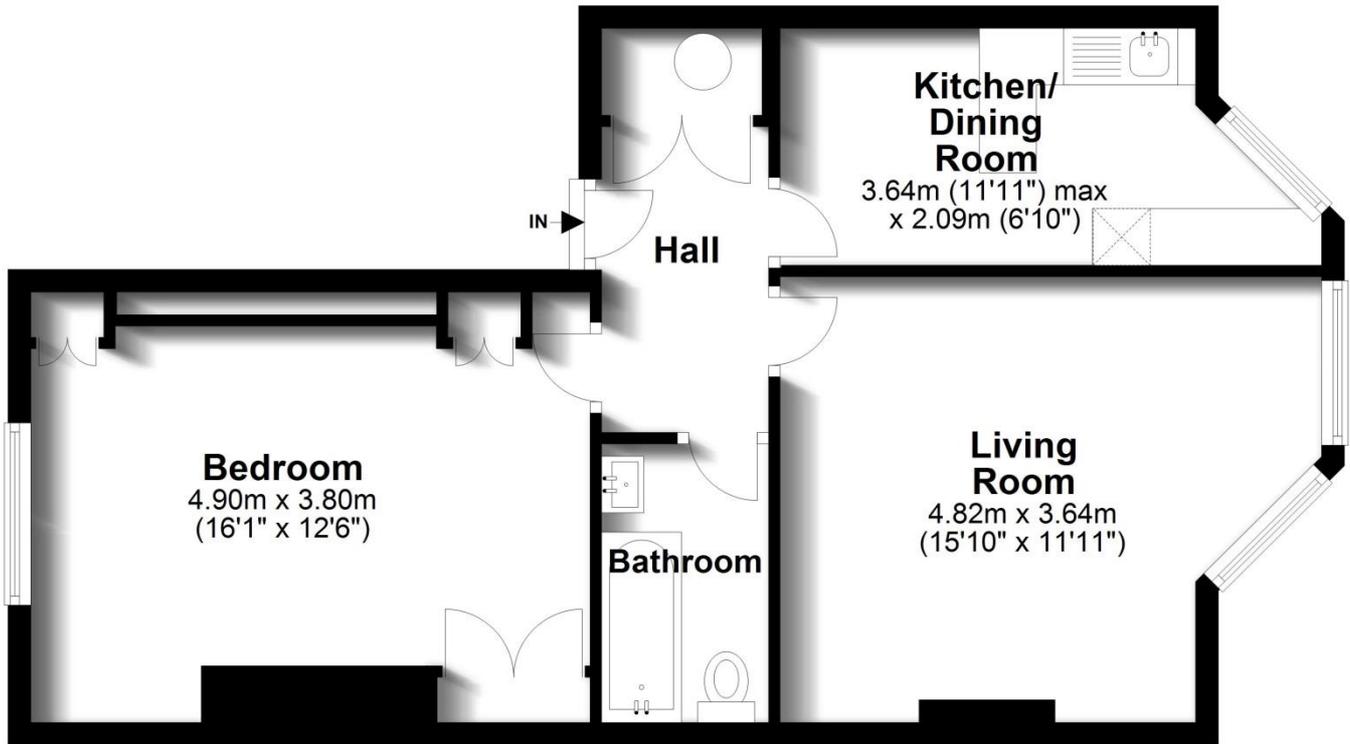
### GROUND RENT

To be confirmed.

### MAINTENANCE

At present £412.60 per half year.

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDOR'S SOLE AGENTS  
GRAVES SON & PILCHER LLP 01273 321123**