



## 19 Denmark Terrace, Brighton, BN1 3AN

**£1,350 Per month**



- Newley redecorated
- Gas heating
- Available NOW



- Central location
- Two double bedroom



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## £1,350 Per month



### Summary

Newly redecorated, two-bedroom flat moments from Seven Dials, Brighton.

The contemporary kitchen features sleek cabinetry, quartz-style worktops, metro-tile splashbacks, integrated oven and hob. The living space is generously proportioned where two large windows flood the space with natural light., and features a charming fireplace

The bathroom is modern with a large shower, vanity basin with storage, and WC.

Both bedrooms are good sized doubles making this property great for sharers, small families or couples wanting a spare room

Just a short stroll to local cafés, bars, restaurants, and shops in both Seven Dials and Western Road, this property offers the perfect balance of city living with easy access to the coast.

### Open plan kitchen/living

Generously sized living / kitchen area with large sash window, breakfast bar, undercounter fridge and plumbing for a washing machine

### Bedroom 1

East facing double bedroom with large sash window

### Bedroom 2

West facing double bedroom with large sash window

### Bathroom

Painted white throughout with w/c, wash basin and shower

### Additional Information

Council Tax Band - B

EPC - C

Parking Zone - Y

| 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 |                         |           |
|                                             | 73                      | 82        |
| England & Wales                             | EU Directive 2002/91/EC |           |

