



## 17 DENMARK TERRACE BRIGHTON, BN1 3AN

SHARE OF FREEHOLD

Fantastic maisonette with private west-facing roof terrace. This unique property occupies the top two floors of an attractive and well-maintained period building with spacious accommodation comprising: three double bedrooms, office/fourth bedroom, good sized bathroom, ensuite shower room, kitchen/breakfast room and impressive living room/diner. There is an additional room off the communal hallway, offering multiple opportunities including a great storage area or office space. There is a feeling of space throughout the property with plenty of natural light, high ceilings and a great layout across multiple levels. There are some lovely features including double-glazed sash windows, views across the city to the sea, feature fireplace, picture rails, cast iron radiators and underfloor heating.

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.

Low Annual Service Charge, Residents Managed - £1200.00.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS







All measurements are approximate and for display purposes only.

Denmark Terrace  
Total Area: 145.8 m<sup>2</sup> ... 1569 ft<sup>2</sup>



Google

Map data ©2025 Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

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