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12 DENMARK TERRACE, BRIGHTON, BN1 3AN

LEASEHOLD - SHARE OF FREEHOLD £185,000

A BRIGHT GROUND FLOOR (REAR) STUDIO FLAT with GARDEN situated in a CONVERTED PERIOD BUILDING in the SOUGHT AFTER LOCATION off SEVEN DIALS. This property comprises STUDIO ROOM, SEPARATE MODERN FITTED KITCHEN, BATHROOM, GAS CENTRAL HEATING, COUNCIL TAX BAND A, EPC D.

- VIDEO TOUR AND FLOORPLAN
- GROUND FLOOR STUDIO FLAT
- IDEAL BUY TO LET OR FIRST TIME BUYER
- CONVERTED PERIOD BUILDING
- CLOSE TO SEVEN DIALS
- SPACIOUS STUDIO ROOM
- SEPARATE FITTED KITCHEN
- MODERN BATHROOM
- REAR GARDEN
- VACANT POSSESSION NO CHAIN







GROUND FLOOR

STUDIO ROOM
East aspect sash window, entry phone system, storage cupboards, radiator.

KITCHEN
Modern fitted kitchen comprising a range of eye level wall cupboards and base cupboard and drawer units, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, appliances to include electric oven, gas hob with stainless steel splashback and extractor hood over, washing machine, fridge, cupboard housing boiler, ceiling spotlights, sash window to side, door to REAR GARDEN.

BATHROOM
Fitted with white suite comprising bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level close coupled WC, tiled floor, ladder style heated towel rail, windows to side.

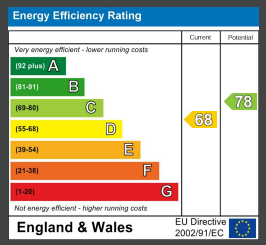
EXTERNAL

REAR GARDEN
East aspect, paved with borders.

ADDITIONAL INFORMATION
Lease - Share of freehold - 999 years from 13 June 2013
Maintenance - £1,200 p.a.
Ground Rent - £0
Council Tax Band A - £1,719.63



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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