



Devonshire Place, BN2

Asking Price £240,000

**ASTON**  
**VAUGHAN**

Sales and Lettings



## INTRODUCING

# Devonshire Place, BN2

1 Bedroom | 1 Reception Room | 1 Bathroom | 514 sq ft |

Elevated on the second floor of a Victorian townhouse, just moments from Kemp Town Seafront, this one-bedroom flat couldn't be more quintessentially 'Brighton'. The fashionable and eclectic mix of restaurants, boutique shops and wine bars of Kemp Town Village are within walking distance, as are the city centre and promenade, making this the ideal home for home seekers and investors alike.

Externally, the building is well-maintained with a fresh buttermilk façade and glossy black railings, bearing the archetypal features of the era. Spanning the entire second floor, this apartment enjoys a sunny east to west aspect with wide bay sash windows to fill it with natural light. Internally, white walls and fawn carpets create a blank canvas for new owners who may wish to modernise in areas to add value or simply put their own stamp on the place.

Within the living room, there is ample space for a dining table alongside sofas and a workspace if needed. Nearby, the kitchen has modern units in white and practical laminate worktops offering plenty of storage options and food preparation space alongside an integrated oven and hob, leaving space for other freestanding appliances to include a washing machine.

Sharing the same easterly aspect as the living room, the double bedroom enjoys the morning light, while the bathroom is close by with a shower over the bath.









# Devonshire Place

## Vendor's Comments:

"Standing outside the house, you can see the sea at the bottom of the road beyond the New Steine Gardens. The beaches of Kemptown are quieter than Central Brighton, so it's a blessing to have the on our doorstep. Locally, the amenities of the 'village' are also amazing, so we are sad to let this property go."

## Education:

Primary: Middle Street Primary School, Queens Park Primary

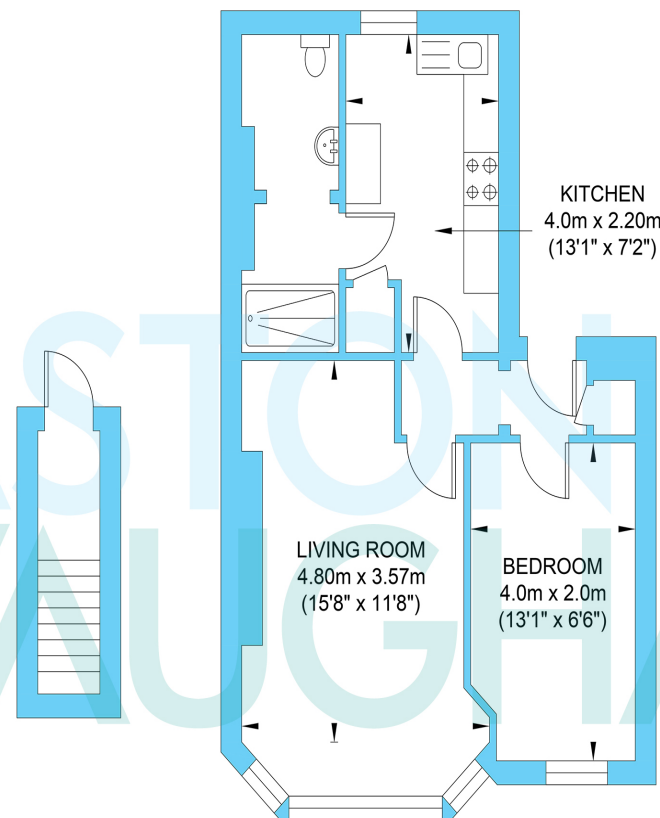
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

## Good to Know:

During the 19th Century, Brighton's coastline was wonderfully transformed from a quiet fishing village to one of the most fashionable and wealthy towns in the country. From the early 1820s, these uniquely beautiful Regency and Victorian townhouses began lining the seafront, with their intricate architectural features. Today, these seafront homes have retained their air of grandeur, putting Brighton on the map as one of the most sought-after places to live outside London. The fresh sea air and diverse and artistic culture surrounding them are a welcome bonus.

Sitting just minutes from the fashionable Kemp Town Village with its eclectic shops, cafes and bars, the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to the universities, Gatwick and London.



Second Floor  
Approximate Floor Area  
31.96 sq ft  
(2.97 sq m)

Entrance  
Approximate Floor Area  
482.76 sq ft  
(44.85 sq m)



Approximate Gross Internal Area = 47.82 sq m / 514.72 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.