



PHILLIPS & STILL

DEVONSHIRE PLACE, BRIGHTON
GUIDE PRICE OF £275,000 TO £300,000





A lower ground floor two-bedroom apartment with a private entrance and rear patio located in the Kemp Town area near the seafront could be an excellent investment opportunity or a perfect home for first-time buyers.

The Kemp Town area is a popular and vibrant part of Brighton, known for its independent shops, cafes, and restaurants. It is also located close to the seafront, making it an attractive location for those who enjoy coastal living.

The apartment's private entrance and rear patio are particularly appealing, as they offer a sense of privacy and outdoor space, which can be rare in city living. The patio could be an ideal space for outdoor dining or relaxing, and the private entrance provides a sense of security and exclusivity. The fact that the apartment has two bedrooms makes it an attractive option for those looking to rent out a room or for small families.

The lower ground floor location may also offer a sense of seclusion and quietness, which could be appealing to many buyers. As an investment opportunity, the apartment's location and features make it an attractive option for those looking to enter the Brighton property market. The demand for rental properties in Brighton is high, and the Kemp Town area is particularly sought-after due to its proximity to the city centre and the seafront.



LOWER GROUND FLOOR

ENTRANCE HALL

LOUNGE/KITCHEN
15' 8" x 11' 3" (4.78m x 3.43m)

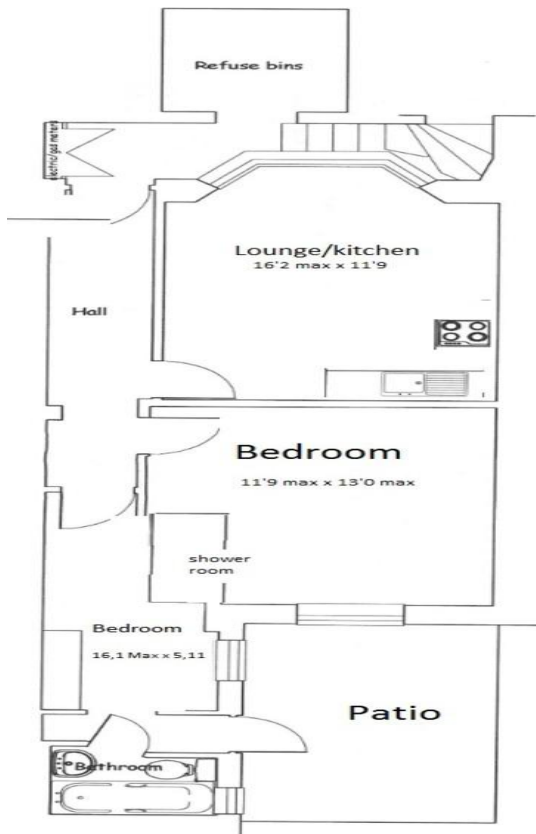
BEDROOM ONE
11' 9 max" x 13' 0" (3.58m x 3.96m)

ENSUITE SHOWER ROOM

BEDROOM TWO
16' 1 max" x 5' 11 max" (4.9m x 1.8m)

ENSUITE BATHROOM

REAR PATIO GARDEN



Basement Floor Plan (Flat 1)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

