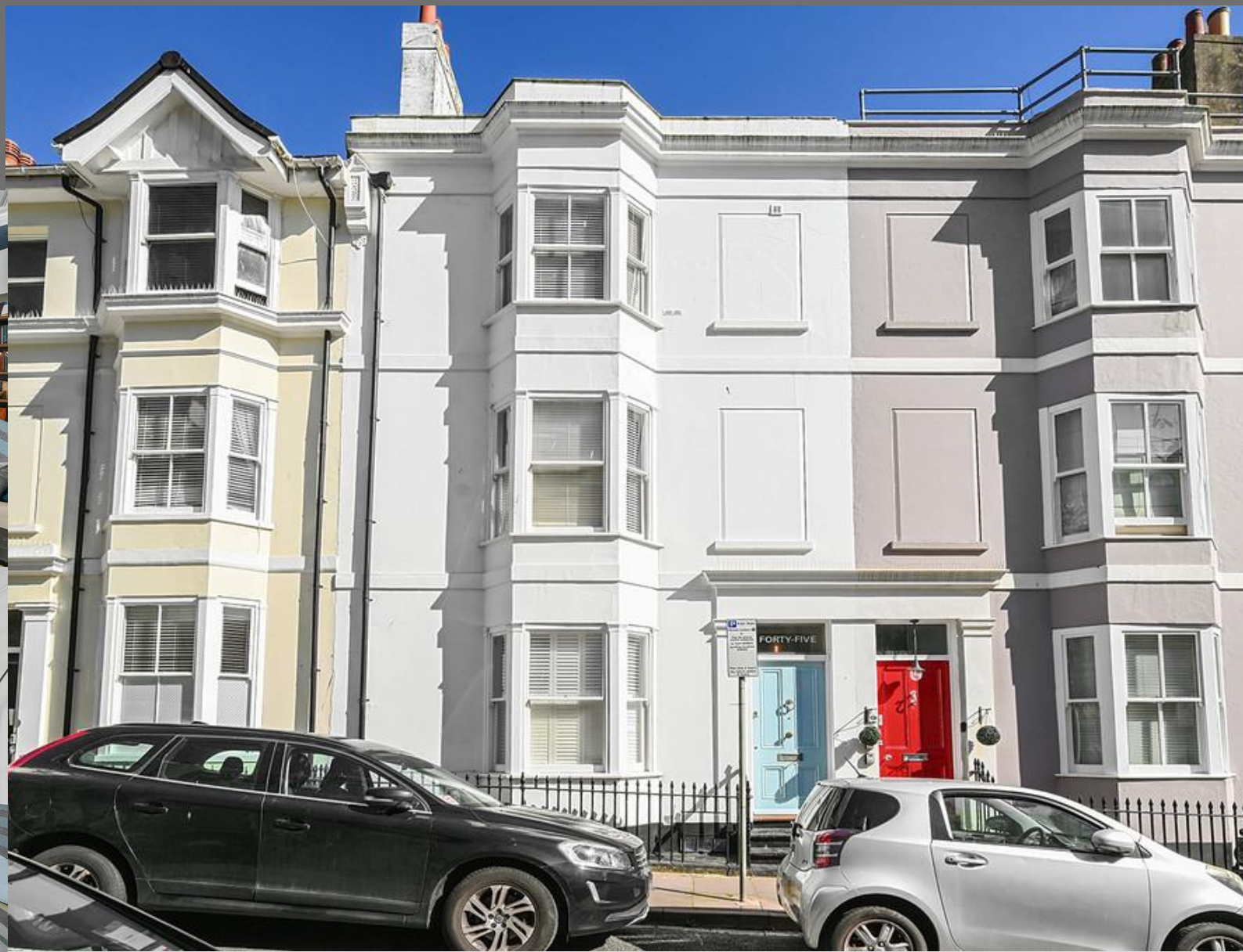


Paul Bott & Co



- A Stunning Mid-Terrace Family Home
- Four Double Bedrooms
- Beautiful Period Features

45 Devonshire Place, Brighton, BN2 1QB

Offers In Region Of £1,150,000

A beautiful, four storey and beautifully restored family home available on Devonshire Place in the heart of Kemptown. Situated mid-terrace, this grand property is perfect for those looking for their forever home. Comprising of four double bedrooms, two reception rooms, open plan kitchen diner, two bathrooms, utility room and a separate snug room on the lower ground floor, this magnificent home is seconds from the beach, in a prime location in the heart of Kemptown.



Property Description

From ground level, entrance into this grand home leads into a welcoming hallway. With the first of two reception rooms to your left-hand side, the space is vast, with ornate original features highlighted prominently and a bay window with sleek shutters to the front. A beautifully decorative fireplace takes centre stage, and the space is relaxing, with room for multiple sofas/ armchairs, finished with a pale grey to the walls and neutral wooden flooring running underfoot.

Continuing to the rear of the ground floor, a fabulous open plan kitchen dining space has been created, with an island to the centre and modern fitted kitchen wrapping round to one side. The finish is impeccable and the fitting lovely, with a range cooker, five ring gas burner, composite worktops, and fully integrated appliances. The space incredibly bright, with the use of glass throughout allowing natural light to flood the space. The dining area has a full glass roof, allowing for bright mornings and doors lead out to a small patio courtyard, perfect for peaceful evenings. The second of the two reception rooms is tucked to the back of the dining space, perfect for retiring after a dinner party or simply relaxing watching television.

Stairs lead up to the first floor, with a beautiful family bathroom to the top of the landing. With an incredibly high finish, incorporating tile work, wooden beams and exposed brickwork, the bathroom offers peace and relaxation, with a Velux window allowing for natural light, a freestanding, stylish bathtub, walk in shower with glass surround and a modern freestanding wash basin. A second door to the left of the bathroom enters a separate lavatory, perfect for busy family life. The first floor offers two, very large double bedrooms. One to the front of the property and one to the rear, they both offer space, light and bespoke built in storage.





Leading to the top floor, the property offers a beautiful principal bedroom. Situated to the front of the property and benefitting from an en-suite featuring a walk-in shower with glass surround, wash basin, W/C and a modern finish. The principal bedroom offers space and natural light, with built in storage to either side of the chimney recess and sash windows to the front. A fourth and final bedroom is situated next door to the rear of the second floor, with a sash window allowing plenty of morning sunlight, space for a double bed and furniture items, as well as the option to incorporate built in storage to the chimney recess if you wish.



Back downstairs, the property offers a lower ground floor space. Once a cellar, it has been transformed into a wonderful snug space with attaching storage areas. Perfect as a childs play area or an incredible cinema room, the space offers privacy and an excellent area to store those items you would rather not have around the house!

The property has been thoughtfully renovated and decorated to an incredible level. The time and patience put into making it a wonderful family home is clear to see and it offers so much, including a separate utility area, with spare sink, W/C and space for washing machine/ tumble drier. You are well located, close to multiple shops, bars and restaurants, the seafront is mere seconds walk to the bottom of the road and the city centre is easily in reach, as is Brighton mainline train station. This truly is a must-see property.



Devonshire Place, BN2

Approximate Gross Internal Area = 210 sq m / 2260 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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