

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

**2, 36 DEVONSHIRE PLACE, BRIGHTON,  
BN2 1QB**

Offers In Excess Of

**£325,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

A sophisticated coastal retreat with oblique sea views from its iconic Regency balcony and a fabulous roof terrace for entertaining, this beautiful 1 bed apartment is set within a glorious Grade II listed Regency terrace in one of the most fashionable areas of the city with the al fresco lifestyle of St James' Street which hosts Pride at the end of the row and the sea at the bottom of the New Steine gardens just one block down. An ideal first buy or magnificent rental, blending classic proportions with a luxury lifestyle, it's just 5 mins by cab to Brighton Station's direct trains to Gatwick and London (or 20 on foot) and a short walk from beach bars, Soho House and the famous Lanes.

Chic, spacious and secure with 45.26m<sup>2</sup> (487 sq ft) of elegant rooms to enjoy, this split level apartment has an elegant living dining room where iconic floor to ceiling windows sweep open to the west balcony for friends to spill out to, and it is open to, but discrete from, a stylish kitchen. Off the hall, there's a w.c. for guests and quiet. And quiet, at the back of this big building, the generous double bedroom is a restful haven with ample storage in the dressing area, a chic en-suite with a shower over the bath and access to the sunny roof terrace which has ample space for a table and chairs.

A sought after location, a 10 min ramble down St James' Street or scenic stroll along the seafront will take you to the Royal Pavilion and its historic Lanes, famous art venues and or clubs, the County Hospital is a 10-15 minute walk and the whole of the city and surrounding countryside is easy to reach by bus or car.

Full of light, this majestic apartment is in a handsome building attributed to the Regency architectural partnership of Busby and Wilds, 1825, and Grade II listed to preserve its bow fronted beauty. Reached through an impressive, secure entrance with a clean and tidy communal hallway, inside the apartment has beautifully proportioned rooms with ceilings which soar, and designed with guests in mind there is a w.c. tucked away in the entrance hall.

Spanning the full width of this stately property with a magnificent marble fireplace, the elegant reception bathes in light and balances personal comfort with plenty of space to enjoy with friends – and this location is the perfect place to meet before a day on the beach or night out in the city! Sweeping up to the

balcony, the room opens to views over historic buildings and a garden square which step down to the sea, and this sociable space is discreetly open to the contemporary kitchen which is good to go, with a practical layout and working work surfaces whilst the vendors are willing to discuss the freestanding appliances.

Private and peaceful at the back of the building with open, leafy views, the principal bedroom is a serene refuge with a dressing area lined with storage which also has plumbing for a washing machine – genius! – and the en-suite with a glass brick wall for natural light is large enough for a bath which has a shower above it. Opening to a spacious roof terrace with views over gardens you won't feel hemmed in even though you are at the heart of historic Kemptown, and it is large enough for a table and chairs for breakfast in the morning sunshine.

Vendor's Comments:

"Although a brilliant, central location, I have never felt hemmed in, with both the balcony and the roof terrace to enjoy.

The New Steine gardens and the sea are just a few minutes' walk. People living or working locally have an abundance of bohemian cafés on their doorstep, the modern new Amex Plaza across the road and the Pavilion Gardens at the bottom of the hill for lunch, and there is a friendly sense of community that makes you feel welcome.

Tucked away from the tourists on a one way street, the apartment is wonderfully quiet even with the cafés, bars and restaurants on St James' Street just at the end.

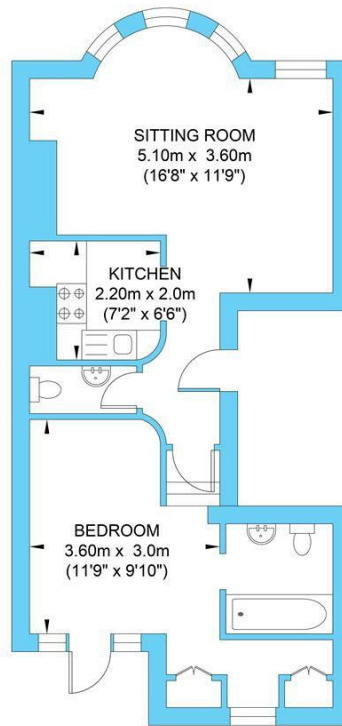
It's so central you can walk to all the famous



landmarks like the Royal Pavilion, Dome and Pier in under 10 minutes.”



## Devonshire Place



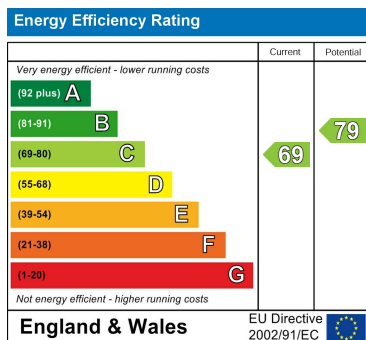
First Floor  
Approximate Floor Area  
487.17 sq ft  
(45.26 sq m)

Approx. Gross Internal Floor Area = 45.26 sq m / 487.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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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 are advised to recheck the measurements.