

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

T 01273 915400  
E olga.wojnarova@tpsb.co.uk



## Devonshire Place

, Brighton, BN2 1QA

**Offers In Excess Of £260,000**

LOVELY TWO BEDROOM LOWER GROUND FLOOR FLAT WITH PATIO GARDEN.

The flat is situated just off of St James Street in Kemp Town, close to local amenities including shops, cafes, restaurants and bars. Supermarkets are all close by along with access to local buses. The RSCH and AMEX are within easy reach and Brighton train station is a walk away. Brighton seafront is a few minutes stroll away.

The flat has its own private entrance leading into a spacious reception room which is open plan to the kitchen. The kitchen has a range of wall and base units, cooker, fridge/freezer and washing machine. There are two bedrooms the main bedroom with French doors leading onto a small outside patio area and second bedroom also being a double to the rear of the flat. Shower room with shower cubicle, w.c. and basin with drawers under.

The property is perfect for first time buyers and investors.

Lease: 97 years

Service Charge: £2250

Ground Rent: £125

EPC Rating: C

Council Tax Band: B

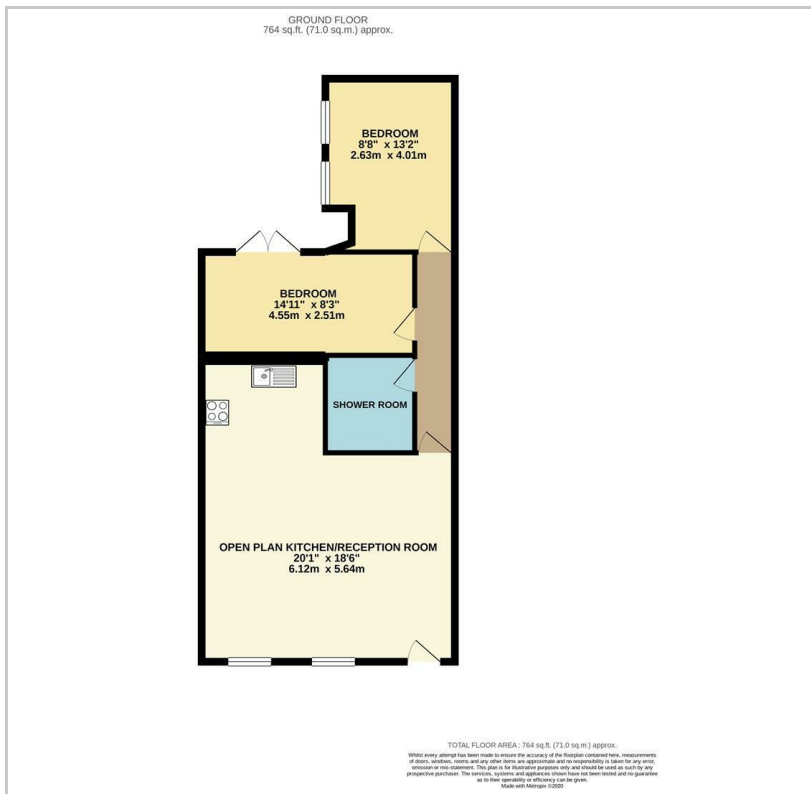
Residents parking zone C - charges apply see council website

- TWO BEDROOM FLAT
- RECEPTION ROOM
- KITCHEN
- SHOWER ROOM
- PATIO GARDEN
- OWN PRIVATE ENTRANCE
- RIGHT IN THE HEART OF KEMP TOWN
- CLOSE TO THE BEACH

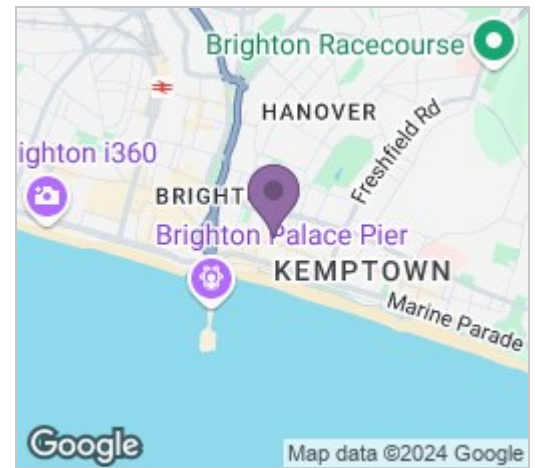




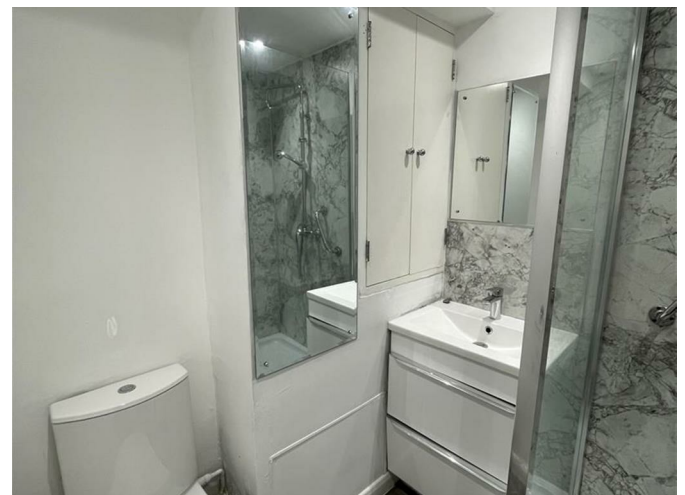
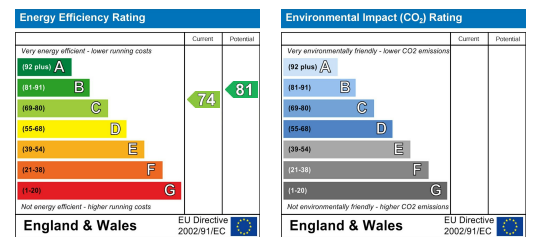
# Floor Plan



# Area Map



# Energy Efficiency Graph



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