

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T:  
E:



## 5 Devonshire Place , Brighton, BN2 1QA Offers In Excess Of £230,000

Nestled in the vibrant heart of Kemptown, this charming lower ground floor flat on Devonshire Place offers a delightful blend of comfort and convenience. Spanning an impressive 764 square feet, the property features an inviting open plan kitchen and reception room, perfect for both relaxation and entertaining.

With two well-proportioned bedrooms, this flat is ideal for couples, small families, or those seeking a stylish retreat by the sea. The modern shower room adds a touch of contemporary elegance, ensuring that your daily routines are both comfortable and efficient.

Living in Kemptown means you are just a stone's throw away from the beautiful beach, allowing you to enjoy the stunning coastal views and the lively atmosphere that Brighton is renowned for. The local area is brimming with an array of shops, cafes, and restaurants, making it a fantastic place to immerse yourself in the community.

This property presents an excellent opportunity for anyone looking to embrace the coastal lifestyle while enjoying the comforts of a well-appointed home. Whether you are seeking a permanent residence or a holiday retreat, this flat in Devonshire Place is not to be missed.

Lease: 96 years

Service Charge: £2250

Ground Rent: £125

EPC Rating: C

Council Tax Band: B

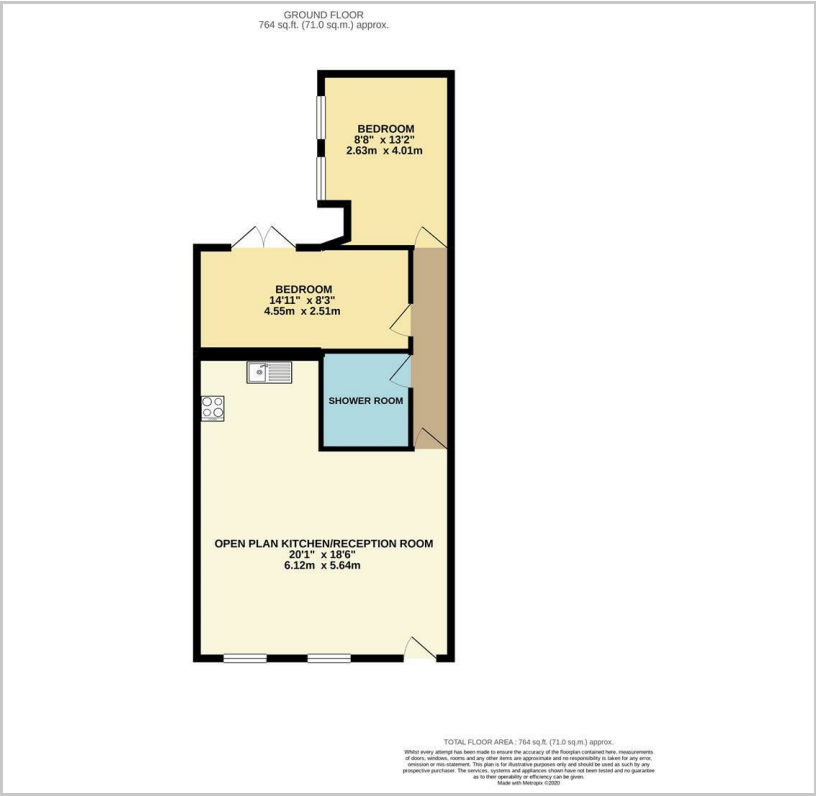
Residents parking zone C - charges apply see council website

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



[www.tpsb.co.uk](http://www.tpsb.co.uk)

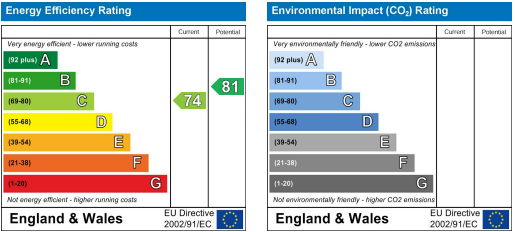
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.