



**Devonshire Place, Brighton BN2 1QA**

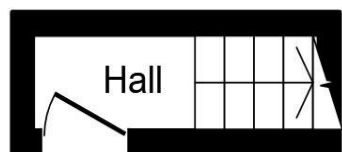
**welcome to**

## **Devonshire Place, Brighton**

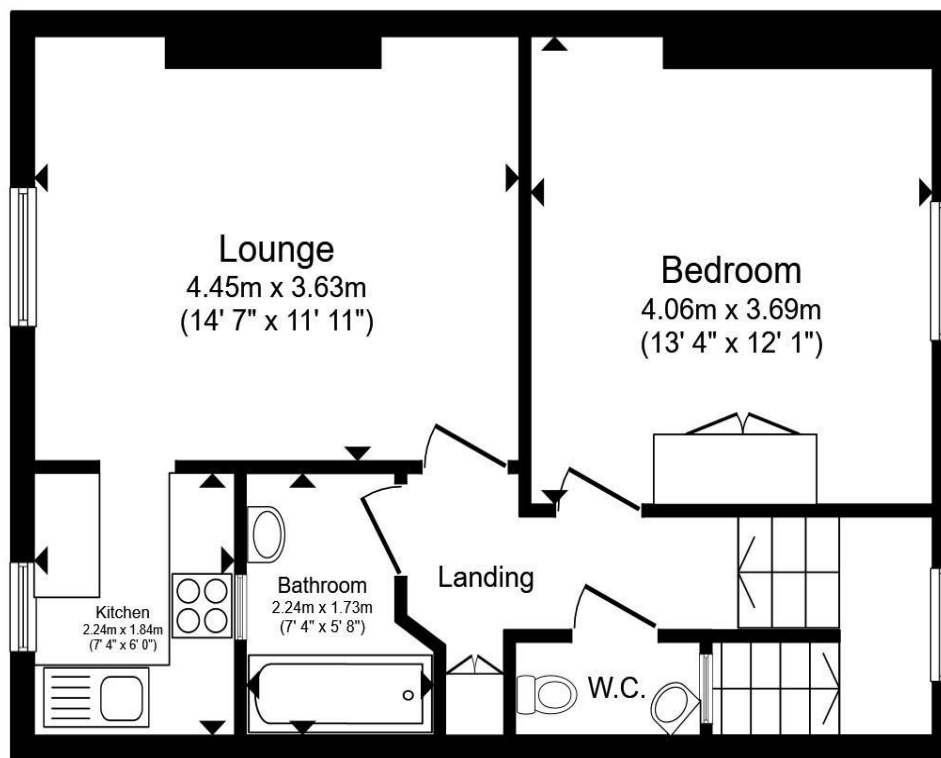
A well-presented top-floor apartment moments from the sea, offered with no onward chain. Ideal for first-time buyers, this bright and modern home features a spacious living area, contemporary kitchen, and stylish bathroom—all ready to move straight into. Coastal living at its most convenient.







**Second Floor**



**Third Floor**

Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Sold with no onward chain, this bright and freshly presented top-floor apartment offers an excellent opportunity for buyers seeking a well-located home close to gardens, local amenities and the seafront. Forming part of an attractive period terrace between central Brighton and Kemp Town, the property benefits from a long lease and has been fully repainted with new carpets and vinyl laid in January 2026.

The spacious living area features large windows that bring in generous natural light, creating an uplifting and comfortable atmosphere. The kitchen and bathroom are well maintained, with the kitchen offering practical storage and worktop space suited to everyday cooking.

The bedroom is bright, neutrally finished, and easy to personalise. A standout feature of this property is its excellent storage, uncommon for apartments of this type. It includes its own staircase between the second and third floors with a fitted cupboard, plus access to a large attic with two hatches—one with a drop-down ladder—providing valuable additional space.

Ideally positioned for those working locally, the flat is within easy reach of the hospital, American Express headquarters, the law courts, university buildings, local shops, and major employers. St James's Street (approx. 200m), New Steine Gardens (approx. 200m), Brighton beach (approx. 300m), Queens Park (approx. 500m), and multiple bus routes are all conveniently close. Parts of the sea can also be seen from the lounge, kitchen and bedroom.

**welcome to**

## **Devonshire Place, Brighton**

- Sold With No Onwards Chain
- Ideal First Time Buy
- Moments From The Sea
- Top Floor
- Well Presented Throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 800.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108358](https://fox-and-sons.co.uk/Property/KET108358)



Property Ref:  
KET108358 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**01273 688148**



[kemptown@fox-and-sons.co.uk](mailto:kemptown@fox-and-sons.co.uk)



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**