



Ground Floor Flat, 28 Devonshire Place

Brighton BN2 1QB

Guide Price £300,000 - £325,000

- PRESENTED IN EXCELLENT ORDER
- TWO BEDROOMS
- MODERN SHOWER ROOM
- KITCHEN

- LIVING ROOM
- PATIO GARDEN
- CENTRAL LOCATION
- LONG LEASE

Guide Price £300,000 - £325,000 Forming the ground floor of this well-maintained building, this beautifully presented two bedroom apartment is offered in excellent decorative order throughout, providing stylish and ready to move into accommodation. The property features a contemporary fitted kitchen and a modern shower room, both finished to a high standard, together with well-proportioned living space that is both bright and welcoming. A particular feature is the private patio garden, offering an ideal outdoor retreat for entertaining or relaxing.

The apartment further benefits from a long lease, making it an attractive proposition for both owner-occupiers and investors alike. Situated in this exceptionally convenient location, Brighton seafront is just a few minutes' walk away, while the vibrant independent boutiques, cafés, restaurants and bars of St James's Street are quite literally on the doorstep. Brighton city centre, the historic Lanes and excellent transport links are all within easy walking distance, making this an ideal home for those seeking the very best of city and coastal living.

ENTRANCE HALL

KITCHEN Incorporating sink with drainer, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, four ring ceramic hob with extractor over, oven, integrated dishwasher, space for fridge/freezer and washing machine, 'Vaillant' gas fired boiler, radiator, UPVC double glazed window, door to garden.

LIVING ROOM Bay window, fitted cupboard and shelves in alcove, radiator.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 Window, radiator.

SHOWER ROOM Modern suite comprising walk in shower, sink with cupboard under, low level w.c, tiled walls and floor, heated ladder style towel rail.

OUTSIDE

PATIO GARDEN

OUTGOINGS

Lease 150 years remaining

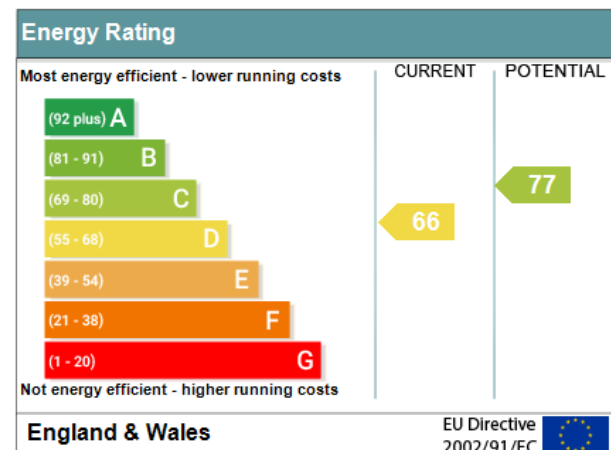
Ground Rent and Maintenance is £2,000 per annum

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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