

## Devonshire Place, Brighton, BN2 1QB

Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft

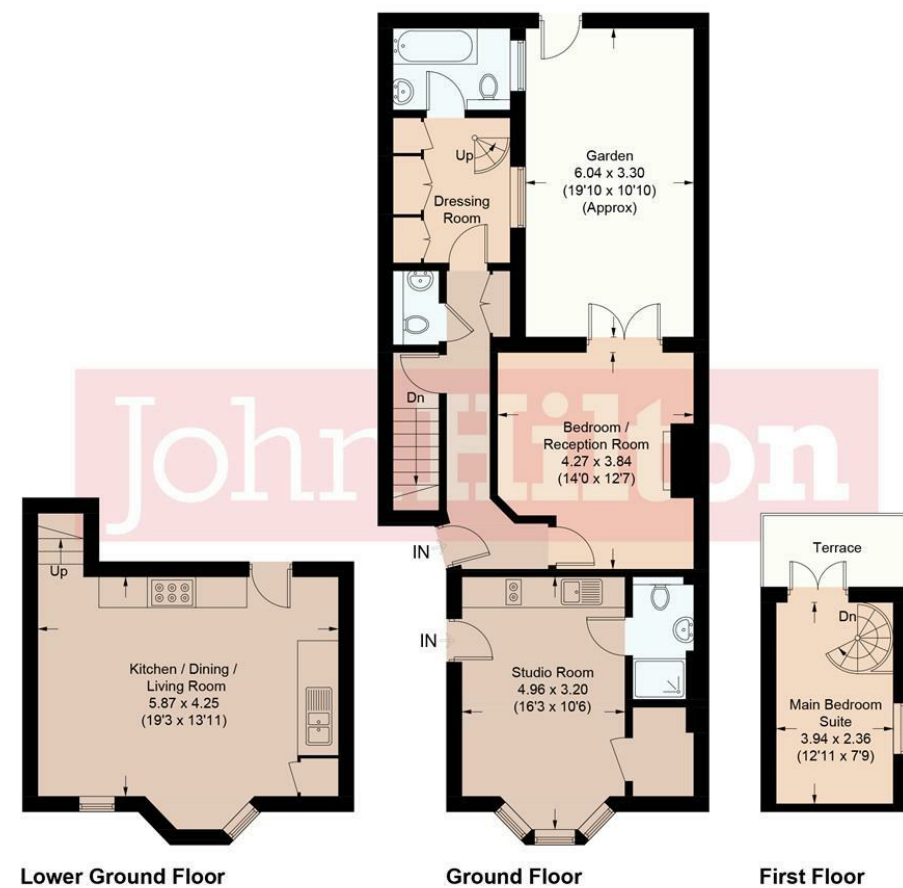


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026



Total Area Approx 1043.00 sq ft

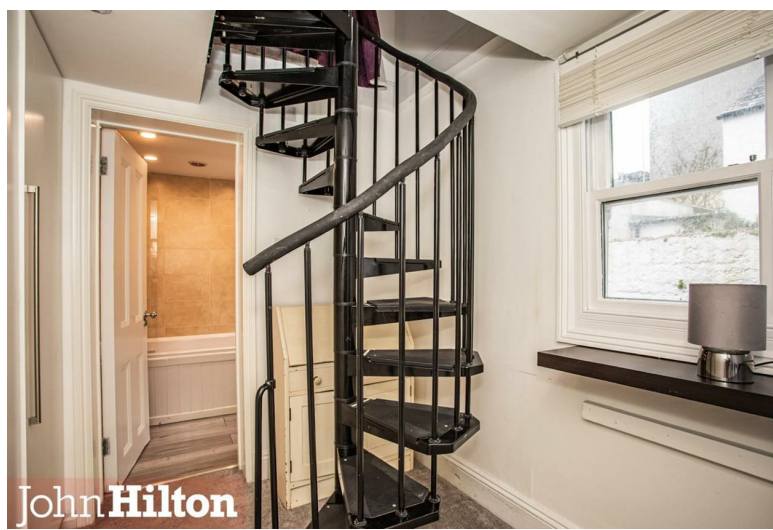
Flat 1, 46 Devonshire Place, Kemp Town, Brighton, BN2 1QB

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## Guide Price £350,000 Leasehold



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## Flat 1, Flat 1, 46 Devonshire Place Kemp Town, Brighton BN2 1QB

### Approach

Steps up to front door with intercom.

### Communal Entrance Hall

LVT flooring, sensor lighting, entrances to seaview studio and garden flat.

### STUDIO ROOM

4.96m x 3.20m (16'3" x 10'5")

Timber-framed double-glazed bay window to front, fitted carpet, kitchen units at eye and base level, laminate worktop with stainless steel sink with mixer tap and drainer, and two-ring induction hob with canopy extractor hood over. Walk-in wardrobe with hanging rails and lighting.

### En-Suite

Fully tiled walls, shower enclosure with hand-held shower on riser, wash basin with mixer tap and mirrored cabinet over, low-level WC with concealed cistern, heated towel rail.

### GARDEN FLAT

Entrance hall with wood flooring, built-in cupboard with shelving and hanging rail, door entryphone, stairs to lower ground level.

### Ground Floor Cloakroom

Low-level WC with concealed cistern, wash basin.

### Bedroom/Reception Room

4.27m x 3.84m (14'0" x 12'7")

Wood flooring, fireplace with ornate surround, vertical column-style radiator, French doors opening to rear garden.

### Master Bedroom Suite

Incorporating bedroom to mezzanine level, dressing room and en-suite bathroom.

### Dressing Room

Fitted carpet, timber-framed double-glazed sash window to side, full-length built-in wardrobes, spiral staircase to bedroom on mezzanine level.

### Bedroom

3.94m x 2.36m (12'11" x 7'8")

Dual aspect with window to side, vaulted ceiling, and French doors opening onto roof terrace with glass balustrade.

### En-Suite Bathroom

Fully tiled walls, panel-enclosed bath with shower screen and hand shower on riser, wash basin with mixer tap, low-level WC with concealed cistern, radiator incorporating heated towel rail, obscure glazed window to side.

### LOWER GROUND FLOOR

### Kitchen/Dining/Living Room

5.87m x 4.25m (19'3" x 13'11")

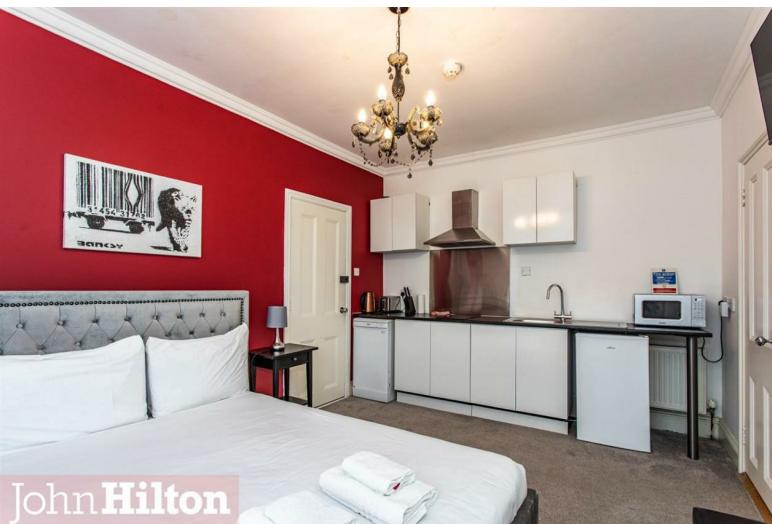
Range of units at eye and base level, solid wood worktops, ceramic double sink with mixer tap, space for Rangemaster cooker with glass canopy extractor hood over. Brushed oak laminate flooring, spaces for appliances, built-in cupboard housing 'Santon Premier Plus' hot water cylinder and 'Vokera' boiler. Door to cellar and door entryphone.

### Rear Courtyard

Paved courtyard with walled boundaries and retractable awning.



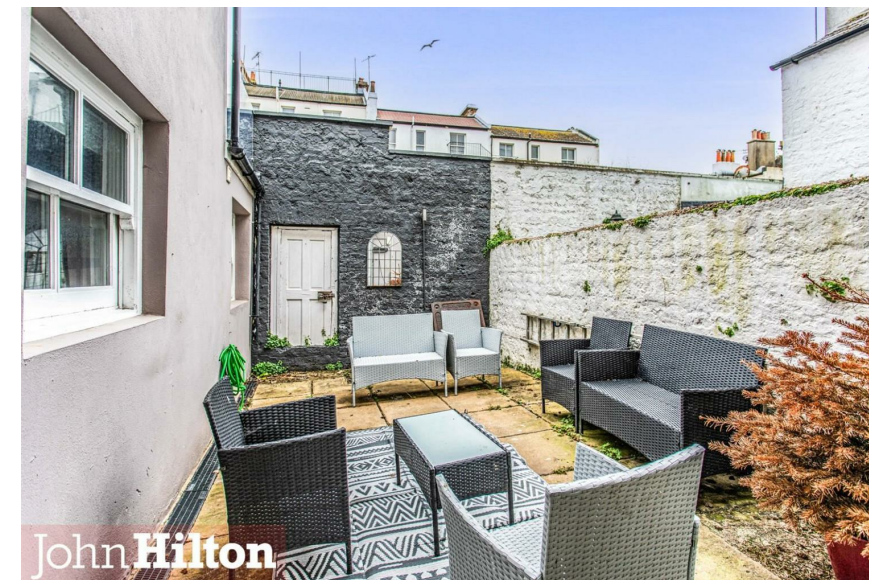
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- CASH BUYERS ONLY
- Delightful Abode Close to the Sea
- Being Sold Via Secure Sale Online Bidding - T&Cs Apply
- Arranged as Two Units Under One Title
- Could Be Reinstated as One Dwelling
- Two/Three Bedrooms
- Patio Garden Plus Roof Terrace
- Spacious Accommodation (97 sqm)
- Spiral Staircase to Master Bedroom
- Master Bedroom with Dressing Room & En-Suite

Council Tax  
Band: B

Being Sold via Secure Sale online bidding  
Terms & Conditions apply  
Starting Bid £350,000

CASH BUYERS ONLY due to property being sub-divided. Situated in the popular and vibrant Kemp Town district, just up from the seafront and within easy reach of the city centre. A surprisingly spacious property which spans 97 square meters in total across three levels and has an attractive paved courtyard plus roof terrace accessed via the master bedroom. Well-presented and full of character and charm, the property has been sub-divided to create a self-contained studio room, ideal for those looking for home and income. The studio room could easily be reinstated to the main property as an additional bedroom with en-suite. The main accommodation consists of an open-plan kitchen/dining/living area on the lower level, an additional reception room which could be used as a further bedroom, and a master bedroom suite featuring a dressing room with spiral staircase to the master bedroom and en-suite bathroom. Being sold with a new 999-year lease.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	76
England & Wales		EU Directive 2002/91/EC	

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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