



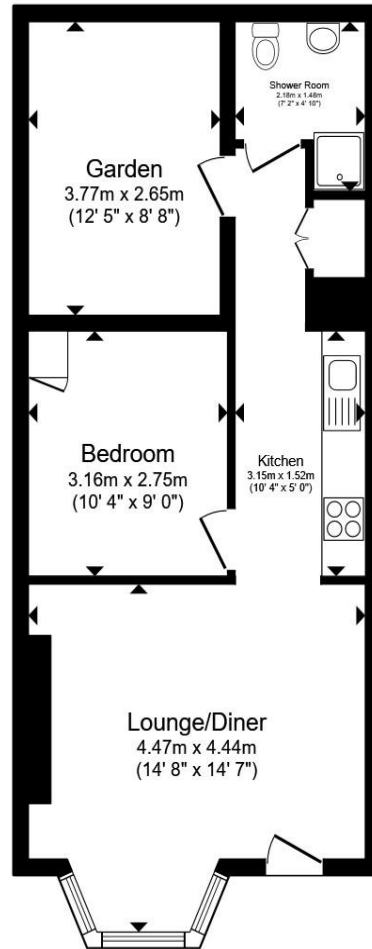
**Devonshire Place, Brighton, BN2 1QA**

**welcome to**

**Basement Flat Devonshire Place, Brighton**

**\*\*Guide Price £240,000 - £260,000\*\*** Share of freehold. The PATIO flat has its own PRIVATE entrance and is situated just inland from BRIGHTON beach. Throughout it is WELL PRESENTED with a modern kitchen and bathroom, and is ready to move straight into.





**Total floor area 51.6 m<sup>2</sup> (555 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)



Brighton is one of England's most exciting seafront cities, having many waterside bars and continental style cafes. Boasting elegant seafront regency squares and terraces aligning to the seafront promenade.

The Royal Pavilion with its Indian exterior and Chinese interior is located within 1 mile, as is Brighton Marina, which offers extensive shopping, eating and leisure facilities to include multi-screen cinema complex, bowl-plex, ASDA superstore and casino. Kemp Town itself has a thriving cosmopolitan atmosphere surrounding St George's Road, being the heart of the Kemp Town Village. The comprehensive shopping mall at Churchill Square and surrounding shopping facilities situated within Brighton city centre are easily accessible as is the London to Brighton Road, the A23. Local bus routes can be found on the seafront road offering transport to Brighton centre and areas beyond.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

## Basement Flat Devonshire Place, Brighton

- \*\*Guide Price £250,000 - £280,000\*\*
- Share of freehold
- 1 bedroom flat
- Own street entrance
- Patio garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 600.00

Ground Rent: Ask Agent

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.

guide price

**£240,000 - £260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/KET108253](https://fox-and-sons.co.uk/Property/KET108253)



Property Ref:  
KET108253 - 0003

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)**