



Devonshire Place, BN2

Guide Price **£525,000 - £550,000**

INTRODUCING

Devonshire Place, BN2

2 Bedroom | 1 Bathroom | 913 sq ft | Fashionable location |

Bright, beautifully presented and full of character, this unique two-bedroom artist's maisonette occupies the upper floors of an attractive Grade II listed Georgian house, attributed to the architectural partnership of Busby and Wilds.

The property has excellent natural light, sea views and a generous south-facing roof terrace, as well as a small private balcony accessed from the second bedroom. It is ideally located close to the seafront, with the independent shops, restaurants and cafés of Kemptown nearby, while Brighton College, the hospital and Law Courts are within easy reach. The Lanes and Brighton Station are also within walking distance.

The building is a fine example of Brighton's Regency architecture, with a bow-fronted façade, Ionic pilasters and wrought-iron balcony. The communal entrance is well maintained, with a broad front door featuring etched glass panels. The private entrance to the maisonette is on the first floor.

Inside, a quiet entrance lobby leads to the staircase, opening onto a bright upper floor. The kitchen and dining room are both spacious and have direct access to the south-facing roof terrace.

The contemporary kitchen has a high ceiling, white fitted units, stone work surfaces and a range of integrated appliances including a Neff touch induction hob and electric oven, fridge, freezer and washing machine. French doors lead onto the terrace, which provides a lovely space for outdoor dining and entertaining.

Also on this floor is the main living room. A broad bay window offers views across the gardens towards the sea and incorporates a comfortable window seat. A period fireplace with storage to either side provides an attractive focal point.

Upstairs are two bedrooms. The second bedroom is a peaceful room with its own small balcony, offering views across the surrounding rooftops and towards the sea. It also has a stylish en-suite shower room with a wet-room style finish.





The principal bedroom faces west and benefits from the afternoon sun. Built-in storage provides useful space, while the en-suite wet room includes a freestanding claw-footed baignoire with shower over, underfloor heating and a heated towel rail.

This is a distinctive and well-maintained home combining period architecture with a contemporary interior, excellent natural light and highly desirable outdoor space. Its position offers the best of Brighton's seafront and Kemptown, while remaining within easy reach of the city centre and station.

A rare opportunity to own a characterful two-bedroom maisonette with sea views and a south-facing roof terrace in a prime Brighton location.









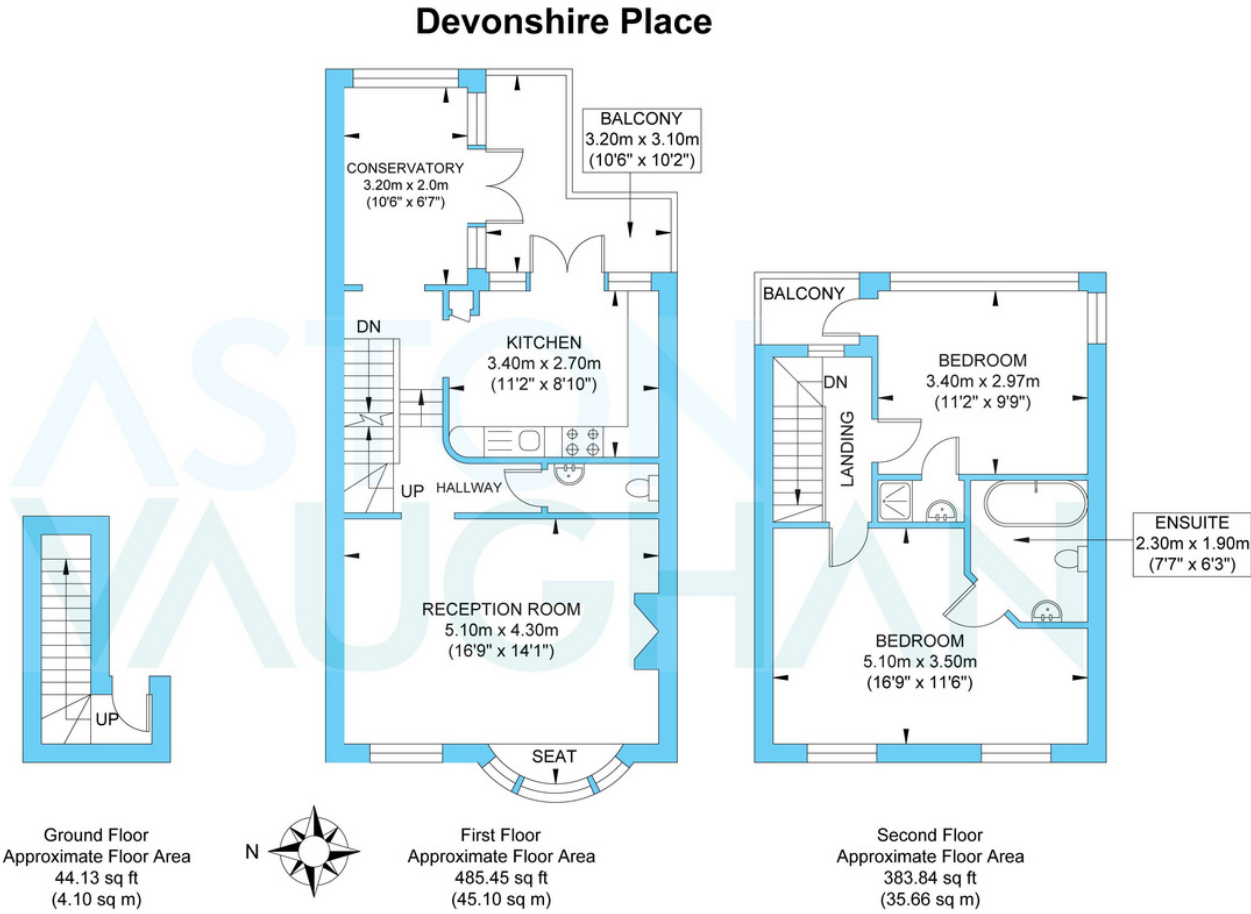
LOCATION GUIDE

Education:

- Queen's Park
- Varndean, Dorothy Stringer
- BHASVIC, City College, MET, BIM
- Brighton Girls, Brighton College, Roedean, Lancing, Bede's

Good to Know:

Kemptown is one of the most fashionable locations in the city, bordered by the sea with beach bars, volleyball courts, yoga centre, Soho House and fantastic Lido. Famous for its al fresco lifestyle, specialist shops and a farmer's market it also has supermarkets, a post office and chemists. Between the pier, the racecourse and waterfront restaurants of the Marina, the theatres and Lanes of central Brighton are all within a 15 minute walk along the seafront or past the bars and restaurants of St James' Street (which also host Pride). Bus routes cover the whole of Brighton & Hove, and the proximity to Brighton train station with its fast link to Gatwick and London makes commuting feasible. For those who need a car, both the A23/27 and coast road are nearby.



Approximate Gross Internal Area = 84.86 sq m / 913.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.