



## Devonshire Place, Kemp Town, Brighton, BN2 1QJ

Offers Over £500,000

- An Exquisite Third Floor Luxury Seafront Apartment

- En Suite Shower Room To Master Bedroom

- Three Double Bedrooms

- Vibrant Kemp Town Location Close To All Amenities

- Stunning Open Plan Lounge & Dining Room With Spectacular New Steine & Sea Views

- Share Of Freehold

- Designer Kitchen / Breakfast Room

- Wonderfully Spacious & Bright Versatile Living Accommodation



This exquisite apartment is truly a one-off property situated in location as fabulous as the property itself! Devonshire Place and St. James's Street are two of Kemp Town's most sought after roads delightfully situated just off our famous beautiful seafront. Here you are also just a stone's throw away from trendy Kemptown Village which has everything you could possibly want to eat, drink & entertain yourself with including coffee shops, cafes, bars, supermarkets, restaurants, delicatessens and a wealth of boutique shops.

Upon stepping into the property itself, you will be absolutely blown away by the amount of natural light the apartment offers throughout. The generous living accommodation is extremely versatile and well thought out with immaculate attention to detail paid to the décor, fixtures and finishings.

Accommodation comprises of entrance hall, a large double master bedroom with en suite shower room and built-in wardrobes, two further double bedrooms and a second contemporary family shower room so those morning queues for the loo will be a thing of the past living here as you have two to choose from!

The crown jewel of this impressive apartment has to be the living space consisting of a stunning and bright open plan lounge & dining room and designer kitchen. With ample space for lounge and dining furniture (a home / office station too), this is the perfect space for sitting down together at meals times, relaxing in the evenings and most definitely entertaining family & friends as you have some absolutely spectacular views over New Steine and out to sea.

The bespoke kitchen / breakfast room area has a crisp, neutral colour scheme with a wide range of units, integrated appliances & all the mod-cons needed for City centre living. You also have space in here for a table & chairs offering you another choice of where to sit at meal times!

If you are feeling adventurous and fancy venturing away from home, the beating heart of City centre is just a short ride away with frequent & reliable local bus routes running close by and Brighton's mainline railway station is also easily accessed. Or how about a leisurely Sunday stroll along the seafront with an ice cream taking in the picturesque views? With so many options, you'll certainly never be bored living here and will be sure of fully enjoying that cosmopolitan lifestyle this City is so well known for!



# Accommodation

## THIRD FLOOR

ENTRANCE HALL

MASTER BEDROOM

13' 7" x 12' 8" (4.14m x 3.86m)

With built-in wardrobes

EN SUITE SHOWER ROOM

BEDROOM TWO

12' 8" x 9' 9" (3.86m x 2.97m)

With built-in wardrobes

STUNNING OPEN PLAN

LOUNGE & DINING ROOM

17' 10" x 15' 10" (5.44m x 4.83m)

DESIGNER KITCHEN / BREAKFAST ROOM

16' 5" x 9' 5" (5m x 2.87m)

BEDROOM THREE

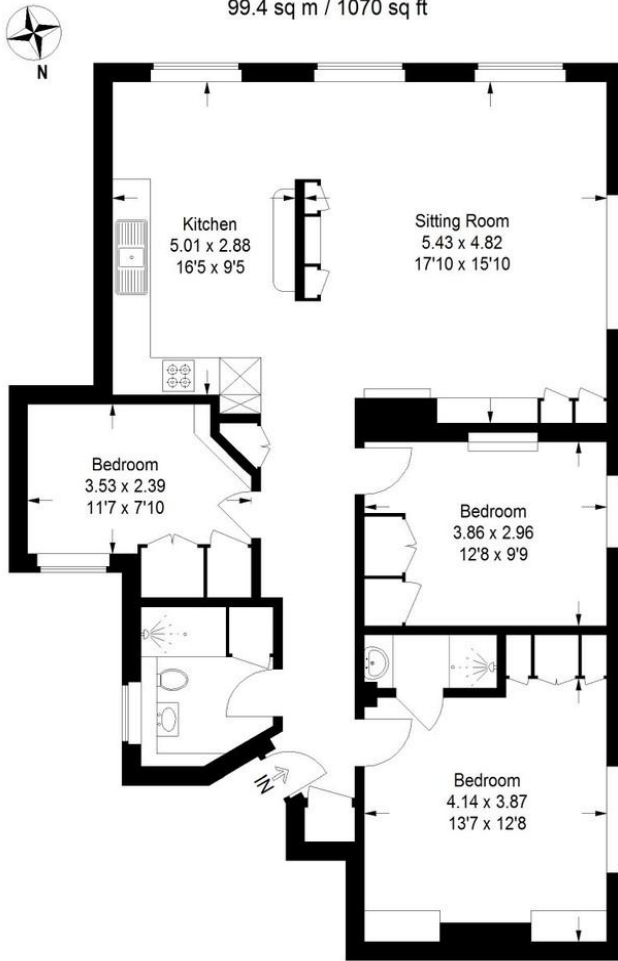
11' 7" x 7' 10" (3.53m x 2.39m)

FAMILY SHOWER ROOM



**New Steine Mansions, Devonshire Place,  
Brighton BN2 1QJ**

Approximate Gross Internal Area  
99.4 sq m / 1070 sq ft



**Third Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2021

**Picture this...**

The tremendously beautiful views that this third floor apartment offers will make the perfect start & end to your day as you watch the sun rise and set over the sea!

The property is truly the epitome of elegant seaside living!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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