



Devonshire Place, Brighton, BN2 1QB

£1,500 Per month



- Communal Garden
- 2 double bedrooms
- GFCH
- Office / study
- Close to local amenities

- Newly redecorated
- West facing lounge
- Top Floor Flat
- Lovely Period Property
- Close to Brighton seafront

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Summary

Priors are delighted to bring to the market this attractive, newly decorated top-floor flat, ideally located in the heart of central Kemptown. Positioned within an imposing double-fronted period property, the flat enjoys a prime location immediately adjacent to the vibrant St James Street.

The accommodation comprises a bright and welcoming lounge, a fitted kitchen, a bathroom, and two double bedrooms. There is also an additional room, ideal for use as a home office or for extra storage.

Further benefits include access to a communal rear garden. The property is perfectly placed for enjoying Brighton's lifestyle, with a wide array of popular shops, bars, cafés, and restaurants on the doorstep. The seafront is within easy walking distance, as is the trendy Kemp Town Village.

Please note this property is suitable for a maximum of two sharers only as there is no HMO licence.

Kitchen

12'5x8'3 (3.78mx2.51m)

Modern white kitchen / breakfast room with a washing machine and fridge freezer. Laminate flooring.

Lounge

16'5x11 (5.00mx3.35m)

Large room with bay windows and feature fireplace.

Bedroom one

16'1x10 (4.90mx3.05m)

Bright double room with bay windows

Bedroom Two

12x6 (3.66mx1.83m)

Reasonably sized with feature fireplace.

Study / Office

11'x5'9 (3.35mx1.75m)

Useful room for storage, office or a study.

Bathroom

White bathroom with mixer shower

Useful Information

Council Tax - B

Parking Zone - C

EPC - D

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		
	64	79
EU Directive 2002/91/EC		
England & Wales		

