

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

**2, 36 DEVONSHIRE PLACE, BRIGHTON,
BN2 1QB**

Guide Price

£300,000

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

* Guide Price £300,000 - £325,000 *

A sophisticated coastal retreat with oblique sea views from its iconic Regency balcony and a fabulous roof terrace for entertaining, this beautiful 1 bed apartment is set within a glorious Grade II listed Regency terrace.

Set in one of the most fashionable areas of the city, with the al fresco lifestyle of St James's Street, which hosts Pride, at the end of the road and the sea at the bottom of the New Steine gardens just one block down. An ideal first buy or magnificent rental, blending classic Victorian features with modern interior design, it is just 5 mins by cab (or 20 on foot) to Brighton's mainline railway station with direct trains to Gatwick and London. And it is a short walk to boutique cafés, beach bars, Soho House and the famous Lanes.

Chic, spacious and secure with elegant rooms to enjoy, this apartment has a refined living/dining room where iconic floor to ceiling windows open onto the west facing balcony, for friends to spill out to on warm summer evenings. Off the hall there is a stylish kitchen, a discrete w.c. for guests and curving walls lead to the restful haven of a generous double bedroom. This has ample storage in a separate dressing area, a chic en-suite with a shower over the bath and opens onto the spacious roof terrace, perfect for sunny breakfasts under blue skies.

A sought after location, a 10 min ramble down St James's Street or scenic stroll along the seafront will take you to the Royal Pavilion and its historic Lanes, as famous for art venues as clubs. A 20 minute walk gets you to the County Hospital or up onto The Downs for countryside relaxation.

Full of light, this sophisticated apartment is in a handsome building attributed to the Regency architectural partnership of Busby and Wilds, 1825, and Grade II listed to preserve its bow fronted beauty. Reached through an impressive, secure entrance with a clean and tidy communal hallway, inside the apartment has beautifully proportioned rooms with high ceilinged living room and cosy bedroom.

Spanning the full width of this stately property with a magnificent marble fireplace, the elegant reception bathes in light and balances personal comfort with plenty of space to enjoy with friends. This is the perfect place to meet before a day on the beach or night out in the city! Opening onto the balcony, the room has views over historic buildings and a garden square, the view stepping down to the sea. This sociable space is discreetly open to the

contemporary kitchen which is good to go, with a practical layout, work surfaces handily arranged, and the vendors are willing to discuss the freestanding appliances.

Private and peaceful at the back of the building, with open, leafy views, the principal bedroom is a serene refuge with a dressing area lined with storage. This also has plumbing for a washing machine - genius! The en-suite is separated from the dressing area by a glass brick wall, allowing for plenty of natural light, with a bath with fixed shower over it.

A glass panelled door opens from the bedroom, onto the spacious roof terrace, surrounded by greenery, for tranquil open air dining even though you are at the heart of historic Kemptown.

Vendor's Comments:

"This is a brilliant, central location, where I have never felt hemmed in, with both the balcony and the roof terrace to enjoy.

The New Steine gardens and the sea are just a few minutes walk. People living or working locally have an abundance of bohemian cafés on their doorstep, the modern Amex Plaza across the road and the Pavilion Gardens at the bottom of the hill for lunch, and there is a friendly sense of community that makes you feel welcome.

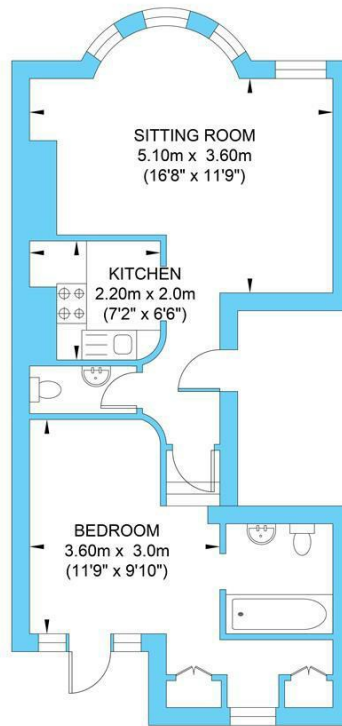
Tucked away from the tourists on a one way street, the apartment is wonderfully quiet even with the cafés, bars and restaurants on St James's Street just at the end.

It's so central you can walk to all the famous landmarks, like the Royal Pavilion, the Dome and the Pier, in under 10 minutes."



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Devonshire Place



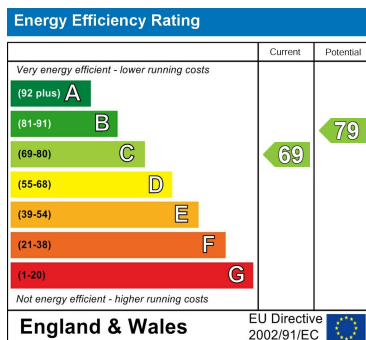
First Floor
Approximate Floor Area
487.17 sq ft
(45.26 sq m)

Approx. Gross Internal Floor Area = 45.26 sq m / 487.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.