



Devonshire Mansions, BN2  
£270,000-275,000

**ASTON  
VAUGHAN**  
Sales and Lettings

## INTRODUCING

# Devonshire Mansions, BN2

1 Bedroom | 1 Bathroom | 433 sq ft | Balcony with Sea Views

Located at the top of St. James's Street, Devonshire Mansions is an impressive building dating back to the late 1800s. Upon entering through the communal entrance, you can take the lift or stairs to the first floor, where a short hallway leads to the apartment. Positioned at the front of the building, the apartment immediately welcomes you into a spacious kitchen/living area. The kitchen is modern with a sleek black finish, offering ample storage, as well as built-in appliances, including a fridge-freezer and washer-dryer.

The open-plan living area is bright and airy, featuring beautiful wooden flooring throughout. It provides plenty of space for both a sofa and a dining table. A PVC door opens onto a private, south-facing balcony, offering stunning views of the sea and the gardens below. This generously-sized balcony provides the perfect spot to enjoy the outdoors and soak in the beautiful surroundings.

The double bedroom is a fantastic size with plenty of natural light and offers a lovely outlook. The wooden flooring continues throughout the room, and there is ample space for a double bed and storage. A large built-in wardrobe at the back of the room provides excellent storage, while a double-glazed window at the front of the room frames sea views over the balcony and gardens.

The property is also home to a spacious bathroom, which features a white suite, including a bathtub with an overhead shower, a washbasin, W/C, and a walled mirror.

This apartment's location is unbeatable for both first-time buyers and investors, with easy access to local shops, bars, and restaurants, excellent public transport links, and just a short stroll to the city centre. The apartment is offered chain-free and with vacant possession, making it a fantastic opportunity to move in right away.





# Devonshire Place

**Good to Know:**

Local Parks: Steine Gardens, Dorset Gardens, Queen's Park

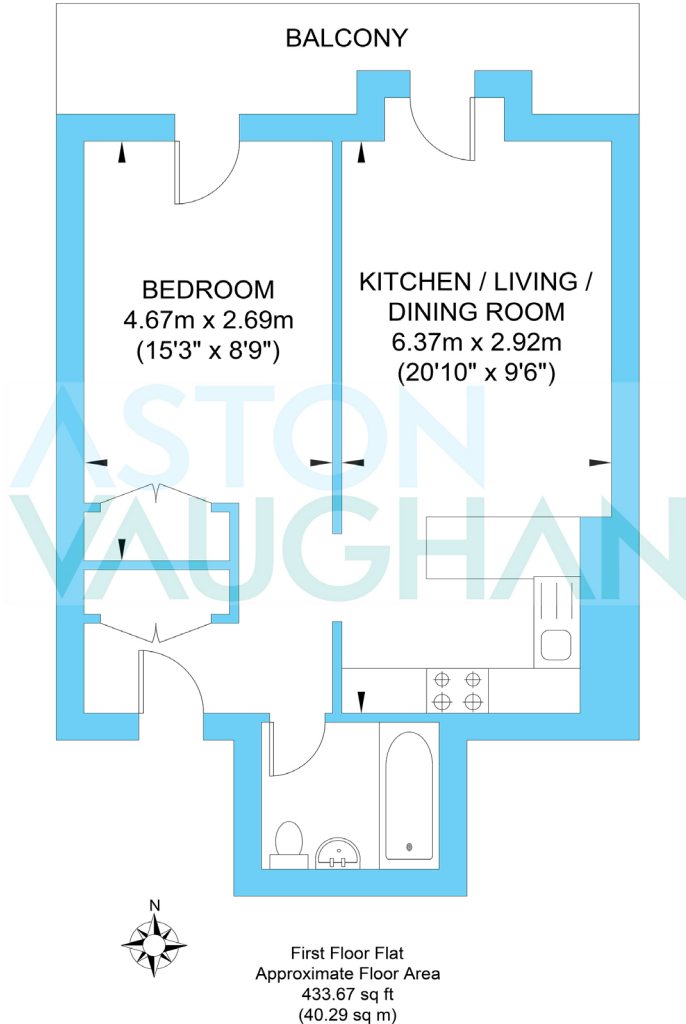
**Education:**

Queen's Park  
Varndean, Dorothy Stringer  
BHASVIC, City College, MET, BIM

Brighton Girls, Brighton College, Roedean, Lancing, Bede's

**Location Guide:**

Kempton 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 = 40.29 sq m / 433.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.