



PHILLIPS & STILL

DEVONSHIRE PLACE, BRIGHTON  
GUIDE PRICE OF £215,000 - £225,000





A first floor one bedroom apartment located in the Kemp Town area near the seafront could be an excellent investment opportunity or a perfect home for first-time buyers.

This first floor apartment consists of a spacious open plan kitchen lounge/dining room, double bedroom, and fitted bathroom.

The Kemp Town area is a popular and vibrant part of Brighton, known for its independent shops, cafes, and restaurants. It is also located close to the seafront, making it an attractive location for those who enjoy coastal living.



#### ENTRANCE HALL

#### KITCHEN/LOUNGE/DINING ROOM

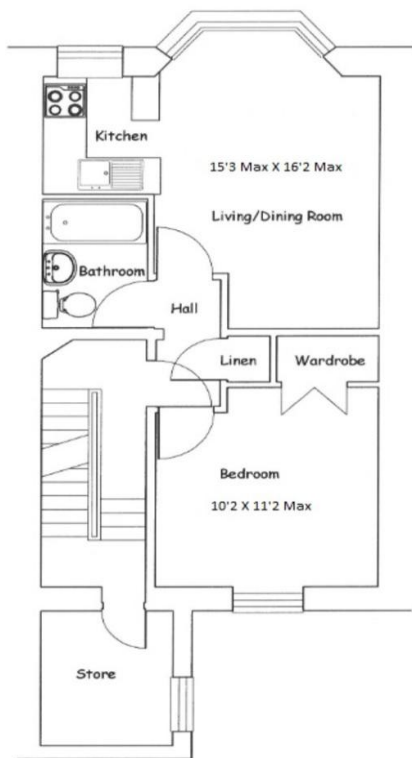
15' 3 Max" x 16' 2 Max" (4.65m x 4.93m)

#### BEDROOM

10' 0" x 11' 2 Max" (3.05m x 3.4m)

#### KITCHEN

#### BATHROOM



First Floor Plan (Flat 3)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

