



Russell Mews, Brighton

Offers In Excess Of

£250,000

Leasehold

- BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- GREAT INVESTMENT OR FIRST TIME BUY
- OPEN PLAN KITCHEN/LIVING AREA
- MODERN DECOR THROUGHOUT
- LONG LEASE
- EPC ENERGY RATING D (67)

Robert Luff & Co are delighted to offer to market this beautiful one bedroom apartment which occupies part of this recently converted building conveniently located just off Brighton seafront in the quiet residential Russell Mews. This apartments benefits from being ideally situated with Brighton Seafront, the promenade, British Airways i360 attraction, Churchill Square and the famous Brighton Lanes all on your doorstep. Brighton train station is 0.5 miles away with its direct commuter links to London Victoria & London Bridge.

Robert Luff & Co
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T: 01273 921133 E:
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Accommodation

Entrance

Cupboard
Storage cupboard with space for washing machine.

Kitchen/Living Room 15'9 x 15'2 (4.80m x 4.62m)
High gloss white kitchen, stainless steel sink, stone worktops, oven with hob and extractor fan over, dishwasher, fridge freezer, double glazed window, electric radiator, solid oak wooden flooring.

Bedroom One 13'5 x 12'11 (4.09m x 3.94m)
Double glazed window, carpeted, electric radiator.

Cupboard
Housing the electric fuse board

Bathroom
Bath with rainfall shower overhead, W.C, wash hand basin inset into vanity unit, electric towel rail, mirror, fully tiled.

Agents Notes
Leasehold - 117 Years
Service Charge - £2059 Per Annum
Ground Rent - £250 Per Annum

28 Blatchington Road, Hove, East Sussex, BN3 3YN
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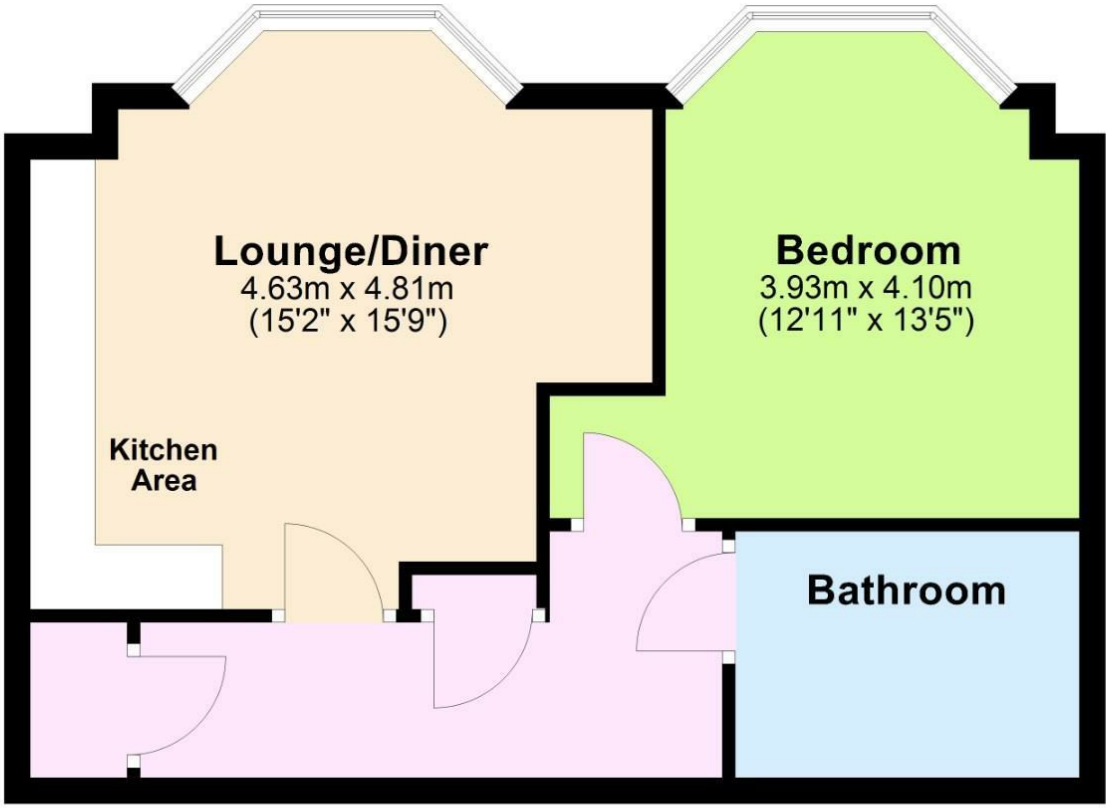




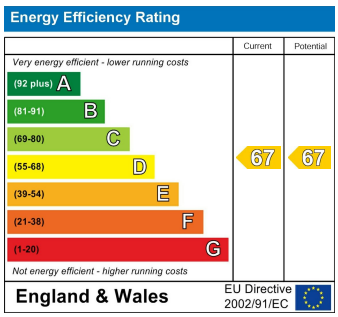
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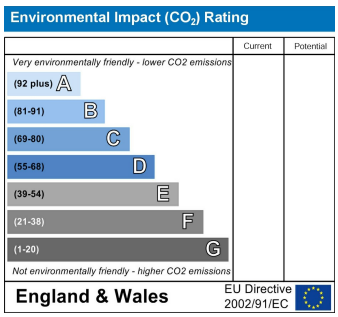
Floor Plan

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.