



## Russell Mews, Brighton



Asking Price  
£500,000  
Leasehold

- AN OUTSTANDING TWO DOUBLE BEDROOM APARTMENT
- SEA & ROOFTOP VIEWS
- DUAL ASPECT
- MODERN DECOR THROUGHOUT
- LONG LEASE

Robert Luff & Co are delighted to offer to market this outstanding two bedroom duplex apartment which occupies part of this recently converted building conveniently located just off Brighton seafront in the quiet residential Russell Mews. This apartment 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.

This apartment has everything to offer. Upon entering the apartment through the entrance hall you will find your open planned kitchen/diner/living area with integrated appliances, space for home office and benefitting from being dual aspect with both sea and rooftop views. You will also find the cloakroom with sink, heated towel rail and airing cupboard. The stunning oak floating stair case leads to the two spacious double bedrooms, one with en-suite and the modern fitted, stylish family bathroom.

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
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## Accommodation

### **Kitchen/Lounge/Diner 24'1" max x 18'8" max (7.35 max x 5.70 max)**

Solid wooden flooring, matt grey wall and base units, one and half bowl stainless steel sink, stone worktops, oven with hob and extractor fan over, fridge freezer, dishwasher, patterned splash back, electric radiator, inset spot lights.

### **WC**

W.C, wash hand basin inset into vanity unit, fully tiled, electric towel rail, door to cupboard with hot water system and washing machine.

### **Bedroom One 13'9 x 13'4 max (4.19m x 4.06m max)**

Double glazed windows and carpeted throughout.

### **En-suite Shower Room**

Shower cubicle, WC, WHB vanity and heated towel rail.

### **Bedroom Two 10'5" x 10'5" (3.19 x 3.19)**

Double glazed windows and carpeted throughout.

### **Bathroom**

Bath with rainfall shower overhead, inset spot lights, fully tiled, heated towel rail, wash hand basin inset into vanity unit, W.C

### **Agents Notes**

Lease: 121 Years

Service Charge: £2246 PA

Ground Rent: £500

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: D

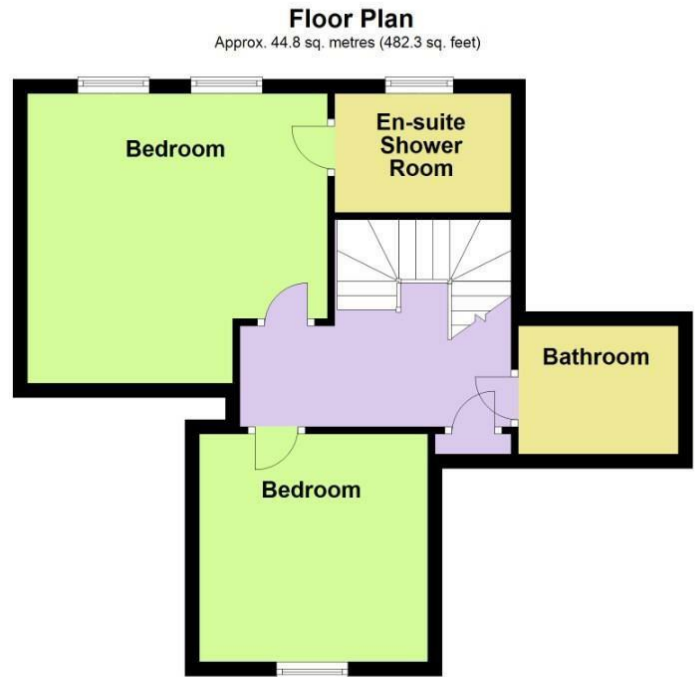
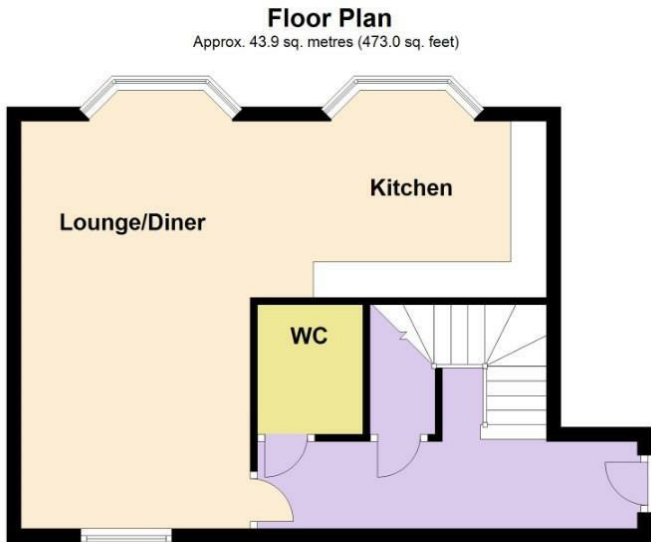
Council Tax Band: D



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Total area: approx. 88.7 sq. metres (955.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.