



Russell Mews, Brighton

Asking Price
£335,000
Leasehold

- AN OUTSTANDING ONE BEDROOM APARTMENT
- OWN STREET ACCESS
- LONG LEASE
- 816 SQFT
- MODERN DECOR THROUGHOUT

Robert Luff & Co are delighted to offer to market this outstanding one bedroom apartment SPANNING OVER 816 SQFT 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.

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 and space for home office. Also benefiting from one double bedrooms, modern fitted bathrooms, modern decor throughout and its own street entrance.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance Hall

Kitchen/Living Area 37'8 x 10'5 (11.48m x 3.18m)

A range of modern fitted wall & base units. Worktop incorporating sink with mixer tap. Built in oven. Built in hob. Extractor fan. Integrated fridge/freezer. Integrated dishwasher. Solid wood floor. Direct access to Castle Street.

Bedroom 23 x 8'10 (7.01m x 2.69m)

Window to rear. Electric radiator.

Bathroom

Panel enclosed bath with shower over. Low level flush WC. Wash hand basin set into vanity unit. Fully tiled. Heated towel rail.

Agents Notes

Lease: 121 Years

Service Charge: £1871 PA

Ground Rent: £300

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: D

Council Tax Band: B



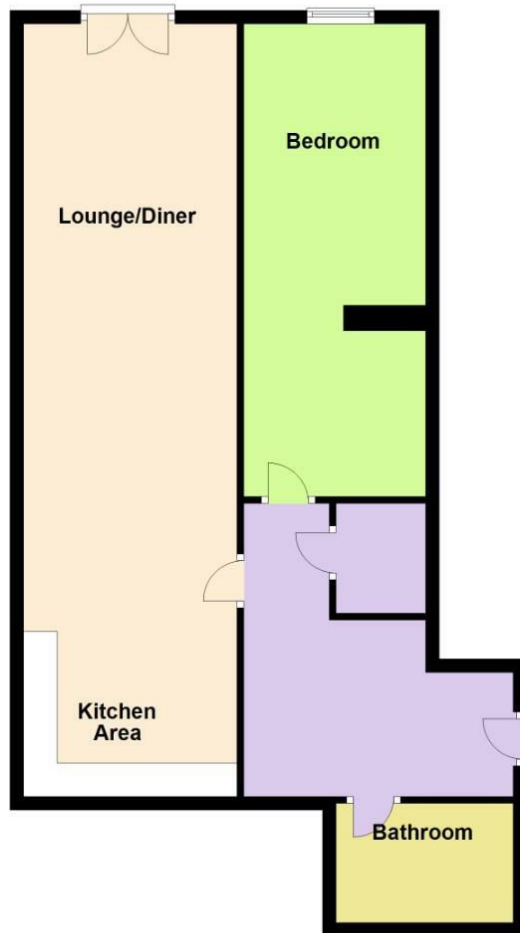
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Floor Plan
Approx. 75.8 sq. metres (816.3 sq. feet)



Total area: approx. 75.8 sq. metres (816.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.