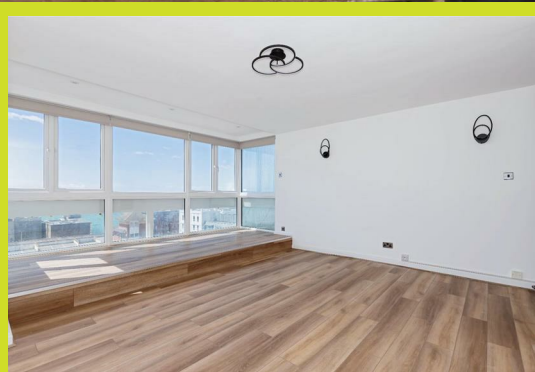




## Russell Square, Brighton



Guide Price  
£325,000  
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- NO ONWARD CHAIN
- IDEAL CENTRAL BRIGHTON LOCATION
- CLOSE PROXIMITY TO BRIGHTON MAINLINE STATION
- EXCEPTIONAL SEA VIEWS
- RECENTLY REFURBISHED THROUGHOUT
- CLOSE PROXIMITY TO BRIGHTON BEACH

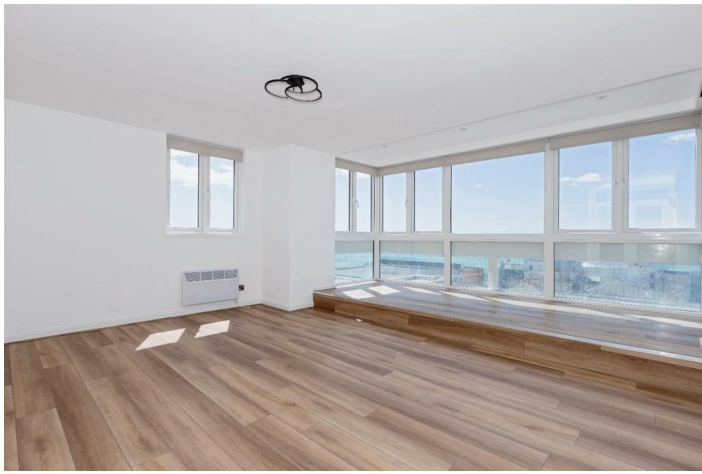
\*\*\*GUIDE PRICE: £325,000 - £350,000\*\*\*

Robert Luff & Co are delighted to offer to market this outstanding one bedroom apartment occupying part of this purpose built building conveniently located just off Brighton seafront in the quiet residential Russell Square. 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.

Accommodation offers; One double bedroom, large living room, separate modern fitted kitchen and a modern fitted bathroom. Other benefits include; a long lease, new double glazing, no onward chain & a lift in the building.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen 10'5 x 7'6 (3.18m x 2.29m)

Lounge/Diner 18'7 x 16 (5.66m x 4.88m)

Bedroom 12'1 x 10 (3.68m x 3.05m)

Shower Room

### AGENTS NOTES

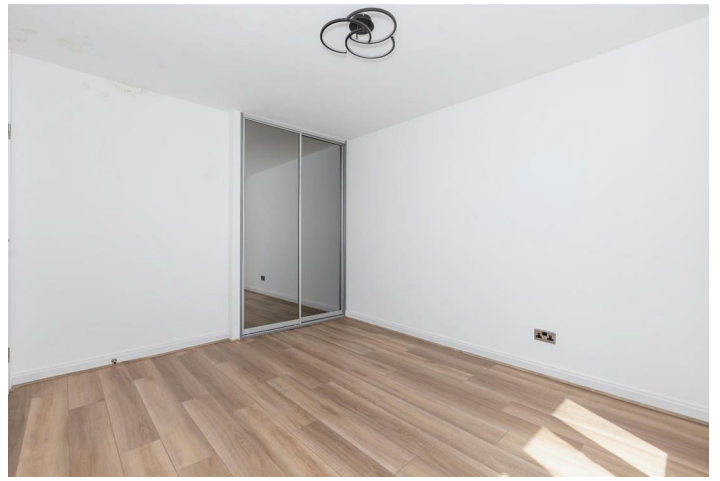
Leasehold: 145 Years Remaining

SC: £3200 PA

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

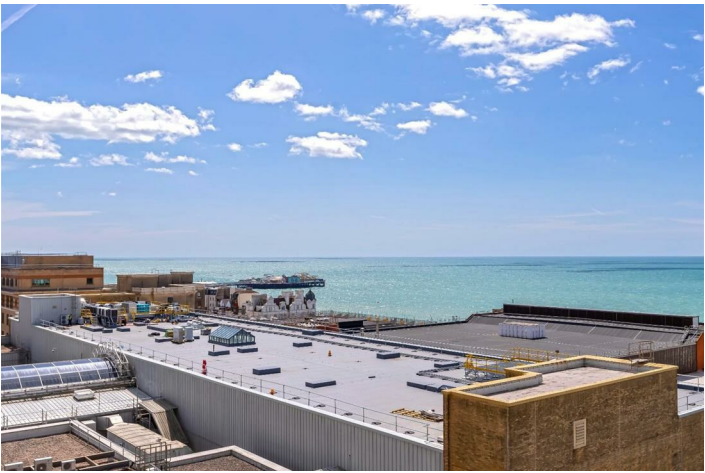
T: 01273 921133 E:

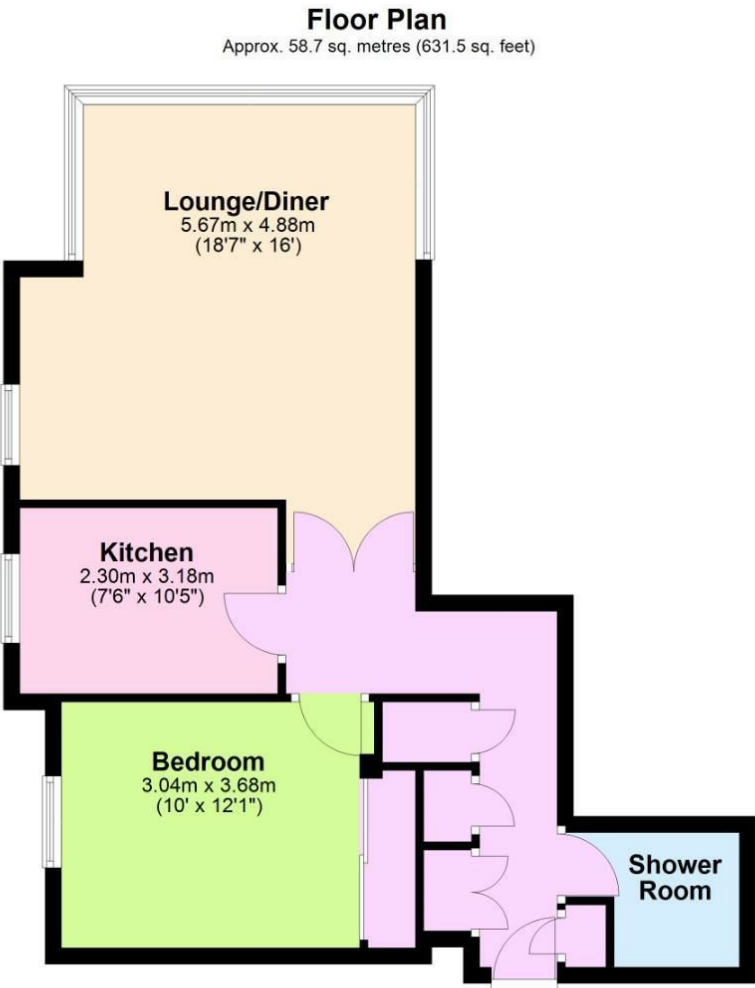
[www.robertluff.co.uk](http://www.robertluff.co.uk)



28 Blatchington Road, Hove, East Sussex, BN3 3YN  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)







Total area: approx. 58.7 sq. metres (631.5 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.