



Russell Mews, Brighton



Price
£360,000
Leasehold

- TWO BEDROOM APARTMENT
- LONG LEASE
- IDEAL CENTRAL BRIGHTON LOCATION
- MODERN DECOR THROUGHOUT
- NO ONWARD CHAIN
- QUIET RESIDENTIAL MEWS

Robert Luff & Co are delighted to offer to market this well presented, modern fitted two bedroom apartment located in Russell Mews, Central Brighton. 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 benefitting from two double bedrooms, jack and jill bathroom and ideal central location.

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.

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

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Accommodation

Kitchen/Living Area 23'4" x 14'8"

Bedroom One 13'5" x 10'8"

Bedroom Two 11'7" x 9'0"

Shower Room 11'1" x 4'2"

Agents Notes

Lease: 119 Years

Service Charge: £1819 PA

Ground Rent: £300

EPC: D

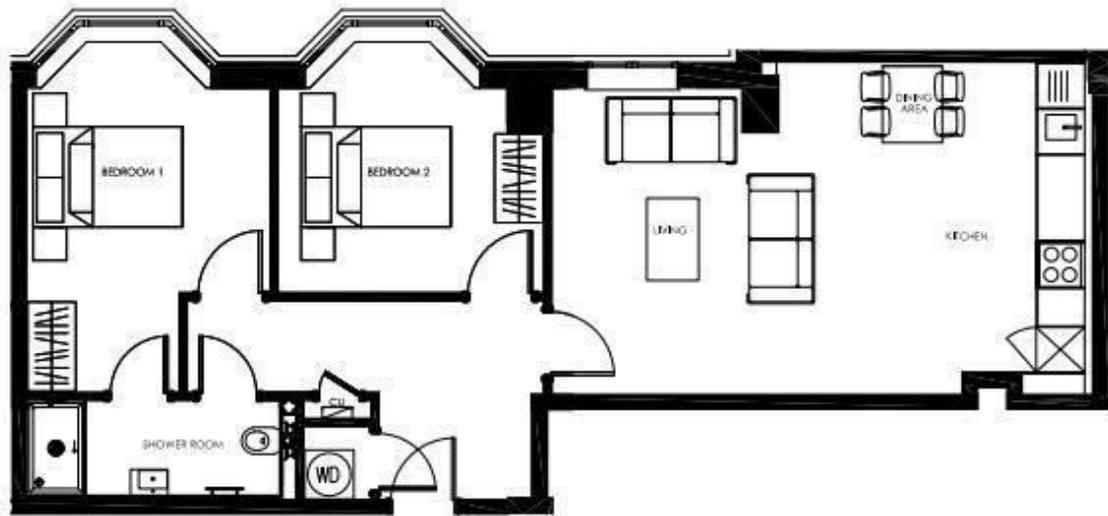
Council Tax Band: C

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

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| 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 | | | |
| (21-38) F | | | |
| (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.