



Offers In Excess Of  
£325,000  
Leasehold

## Russell Mews, Brighton

- TWO BEDROOM, TWO BATHROOM APARTMENT
- WELL PRESENTED THROUGHOUT
- LONG LEASE
- PRIVATE, QUIET RESIDENTIAL MEWS
- IDEAL CENTRAL BRIGHTON LOCATION
- MODERN FITTED KITCHEN & BATHROOMS

Robert Luff & Co are delighted to offer to market this outstanding two 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.

This apartment has everything to offer and benefits from open plan kitchen/living area, two double bedrooms, one with ensuite, family bathroom and modern decor throughout.

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

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## Accommodation

### Entrance Hall

Solid Wood Floor. Radiator. Storage cupboard housing boiler.

### Open Plan Kitchen/Living Area 23'11 x 10'6 (7.29m x 3.20m)

#### Kitchen

A range of high gloss white and base units. Worktop incorporating sink with mixer tap. Built in oven. Built in hob. Extractor fan. Integrated fridge/freezer. Integrated dishwasher. Solid wood floor.

### Bedroom One 13'5 x 8'10 (4.09m x 2.69m)

Window to rear. Electric radiator.

### Ensuite

Shower cubicle. Low level flush WC. Wash hand basin set into vanity unit. Heated towel rail. Fully tiled.

### Bedroom Two 12'6 x 10'6 (3.81m x 3.20m)

Window to side.

### 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

Leasehold - 117years

Service Charge - £2300PA

Ground Rent - £300PA



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Floor Plan

Approx. 75.5 sq. metres (812.9 sq. feet)



Total area: approx. 75.5 sq. metres (812.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.