



£1,200

Russell Square, Brighton

- ONE BEDROOM TOP FLOOR APARTMENT
- EPC RATING - D
- NO ONWARD CHAIN
- COUNCIL TAX BAND - A
- GOOD DECORATIVE ORDER THROUGHOUT
- IDEAL CENTRAL BRIGHTON LOCATION
- GRADE II LISTED
- AVAILABLE BEGINNING OF AUGUST

Robert Luff & Co are delighted to offer to market this well presented one bedroom apartment which occupies part of this converted period 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.

Upon entering the apartment through the entrance hall you will find your open planned kitchen/living area with wall and base units, double bedroom and fitted white bathroom suite.

AVAILABLE BEGINNING OF AUGUST

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Accommodation

Entrance Hall

Storage Cupboard. Space for Washing Machine.

Kitchen/Living Area 16'2 x 12'7 (4.93m x 3.84m)

Fitted kitchen with a range of matching wall and base units. Worktop incorporating stainless steel sink/drainer unit. Integrated oven, induction hob, extractor fan and built in microwave. Sash window to front overlooking Russell Square. Electric Radiator.

Bedroom 11'28 x 10'27 (3.35m x 3.05m)

Double glazed window to rear. Electric radiator. Built in wardrobe.

Bathroom

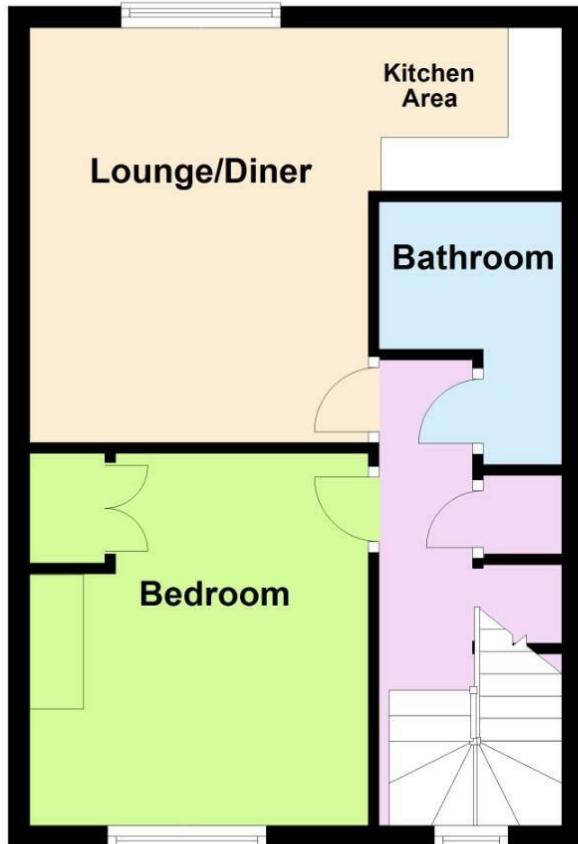
Fitted suite. Bath with shower overhead. WC. Wash hand basin. Extractor fan.



Floorplan

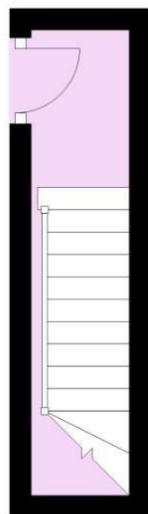
Floor Plan

Approx. 36.7 sq. metres (395.4 sq. feet)



Floor Plan

Approx. 4.0 sq. metres (42.5 sq. feet)



Total area: approx. 40.7 sq. metres (437.9 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		
(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.

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