



## Russell Mews, Brighton



Price  
£400,000  
Leasehold

- TWO BEDROOM, TWO BATHROOM APARTMENT
- LONG LEASE
- MODERN FITTED KITCHEN & BATHROOMS
- QUIET RESIDENTIAL MEWS
- GOOD DECORATIVE ORDER THROUGHOUT
- NO ONWARD CHAIN
- IDEAL CENTRAL BRIGHTON LOCATION
- 89 Sq.m

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. Upon entering the apartment through the entrance hall you will find your separate kitchen with integrated appliances & diner/living area with space for home office. Also benefitting from two double bedrooms, one with ensuite, family bathroom and modern decor throughout.

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

Robert  
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## Accommodation

### AGENTS NOTES

Leasehold: 121 Years Remaining

EPC: D

Council Tax: D

Service Charge: £2207 PA

Ground Rent: £350 PA

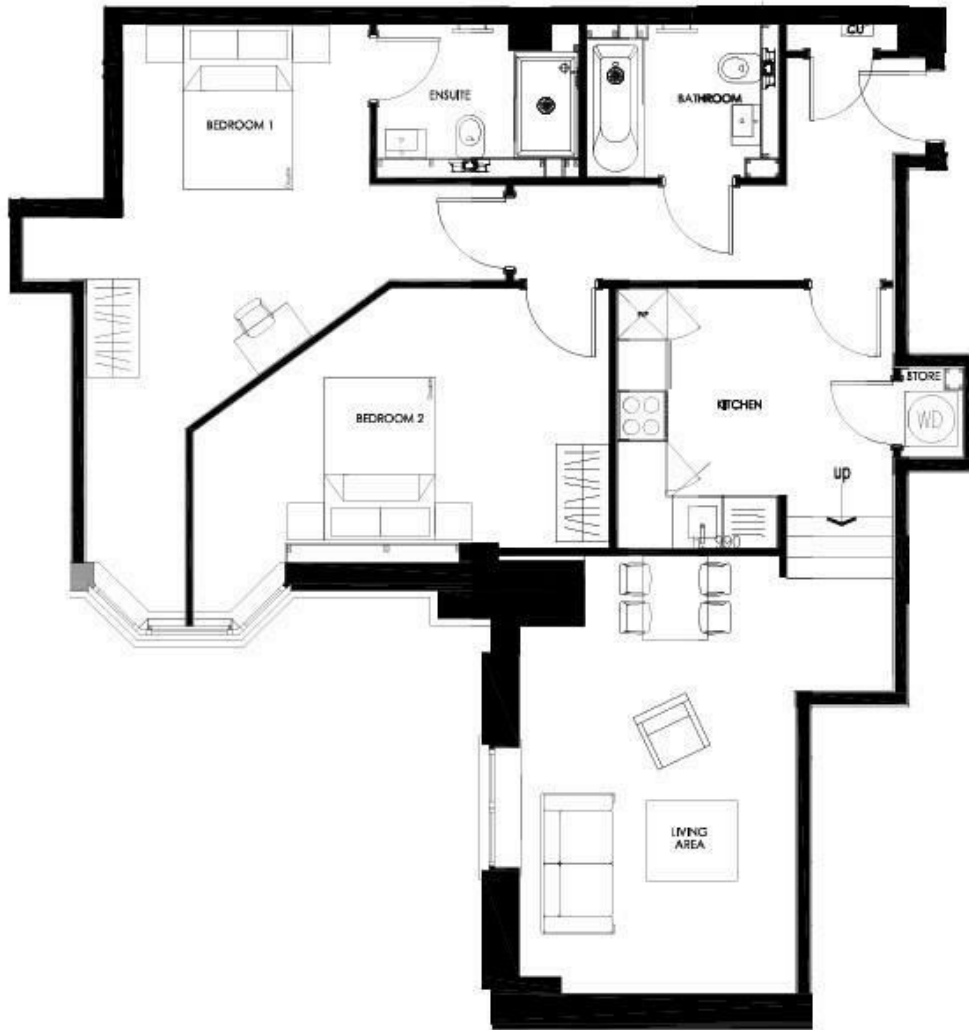


28 Blatchington Road, Hove, East Sussex, BN3 3YU

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# Floorplan



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.