



Asking Price  
£212,500  
Leasehold

## Russell Mews, Brighton

- WELL PRESENTED STUDIO APARTMENT
- QUIET RESIDENTIAL MEWS
- NO ONWARD CHAIN
- POTENTIAL TO RENT A PRIVATE, SECURE PARKING SPACE
- IDEAL CENTRAL BRIGHTON LOCATION
- MODERN FITTED KITCHEN & SHOWER ROOM
- PERFECT FIRST TIME BUY OR INVESTMENT
- COUNCIL TAX BAND A

Robert Luff & Co are delighted to offer to market this outstanding studio apartment which is situated on the top floor of this recently converted building conveniently located just off Brighton seafront in the quiet residential Russell Mews. 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 kitchen/diner/living area with integrated appliances. Also benefitting from a bedroom area, shower room and a long lease.

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

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



## Accommodation

### Entrance Hall

#### Open Plan Living 19'3 x 18'5 (5.87m x 5.61m)

Kitchen area comprises of a fitted kitchen with wall and base units, double glazed window to the rear, sink with drainer, electric hob and oven with cooker hood over, work surfaces, dishwasher, space for fridge freezer and electric radiator.

### Shower Room

Wash hand basin with vanity unit under, shower cubicle, heated towel rail, extractor fan, wc and airing cupboard.

### Utility Room

Space for washing machine.

### Agents Notes

Leasehold - 117 years

Service Charge - £1200 per annum

Ground Rent - TBC



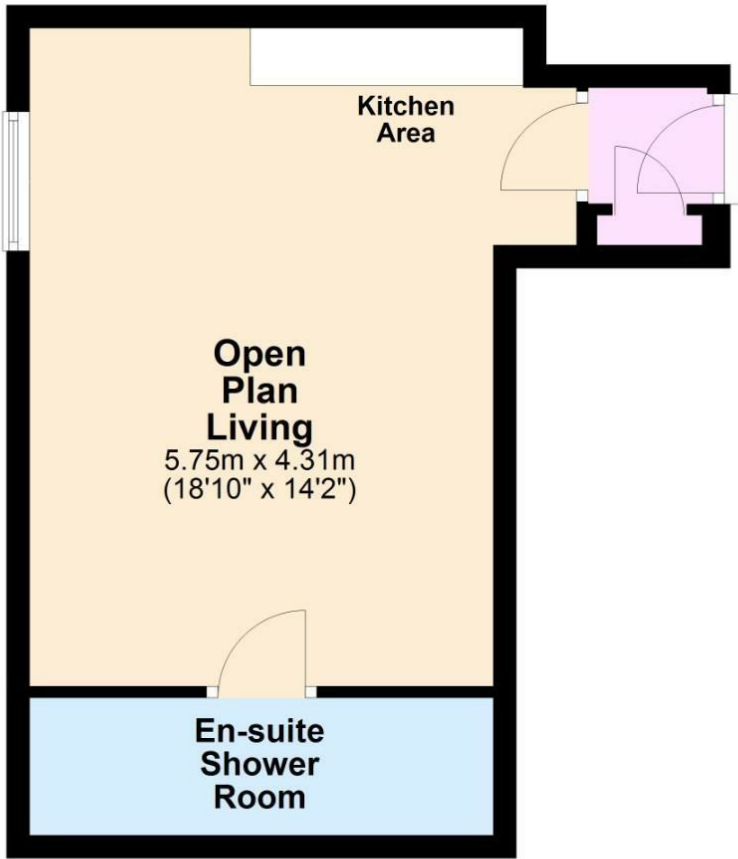
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Floor Plan

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 31.2 sq. metres (336.2 sq. feet)

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
|                                             | 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                  |           |
|-----------------------------------------------------------------|-----------|
|                                                                 | 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.