

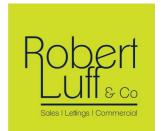
Asking Price £179,950 Leasehold

- ONE BEDROOM.
- NO ONWARD CHAIN
- EPC RATING C

- GROUND FLOOR FLAT
- CENTRAL BRIGHTON
 LOCATION
- IDEAL BUY TO LET
 INVESTMENT

Robert Luff & Co are delighted to offer to market this ground floor, one bedroom apartment which occupies part of this converted period building conveniently located just off Brighton seafront in the quiet residential Russell Square. 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.

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 shower suite.



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



Accommodation

Agents Notes Tenure:: Leasehold Maintenance Fee: £1100 Per Annum Ground Rent: £100 Per year

EPC: C

Council tax Band: B







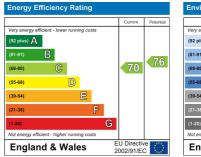


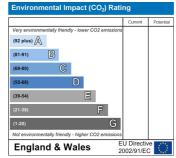
Floor Plan

Approx. 27.2 sq. metres (292.2 sq. feet)



Total area: approx. 27.2 sq. metres (292.2 sq. feet)





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.