



Russell Square, Brighton



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 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 shower suite.

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

**Robert
Luff & Co**
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Accommodation

Agents Notes

Tenure:: Leasehold

Maintenance Fee: £1100 Per Annum

Ground Rent: £100 Per year

EPC: C

Council tax Band: B



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

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



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
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.