



## **Lower Ground Floor Flat Russell Square, Brighton BN1 2EF**

*A beautifully presented one bedroom apartment with a south facing garden moments from the sea!*



**welcome to**

**Lower Ground Floor Flat Russell Square, Brighton**

A beautifully presented one bedroom apartment with a south facing patio garden moments from the sea! This recently refurbished lower ground floor flat benefits from its own entrance, one bedroom, an open plan living dining area which leads onto a bright and well presented patio garden. Separate modern kitchen and bathroom. Within a short walk you will find all local shopping amenities, Churchill Square shopping centre, Brighton seafront & Brighton's Mainline Station offering access in to London, making it the ideal location for commuters.





**Total floor area 43.3 m<sup>2</sup> (466 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Lower Ground Floor Flat Russell Square, Brighton

- One Bedroom
- Own Entrance
- Recently Refurbished
- Patio Garden
- Modern Kitchen and Bathroom
- Moments from the beach
- No Onward Chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BHF112963](https://fox-and-sons.co.uk/Property/BHF112963)



Property Ref:  
BHF112963 - 0010

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