



## **Russell Square, Brighton BN1 2EE**

*An entire Regency townhouse which has been extensively modernised and extended by the present owners. The property is in excellent condition throughout and has the additional benefit of a separate self-contained one bedroom apartment in the lower ground floor.*



**welcome to**

## **Russell Square, Brighton**

A rare opportunity to purchase an entire Regency property in a popular garden square adjacent to Brighton seafront. The spacious accommodation comprises of a vast open plan sitting room and kitchen, at the rear on this level there is a further reception room with access to the garden. On the first, second and third floors the flexible accommodation is currently arranged as four bedrooms and two bathrooms. There is an entirely self contained one bedroom lower ground floor apartment which could be a perfect separate income. holiday let or guest accommodation. Outside the property has a larger than average patio garden.

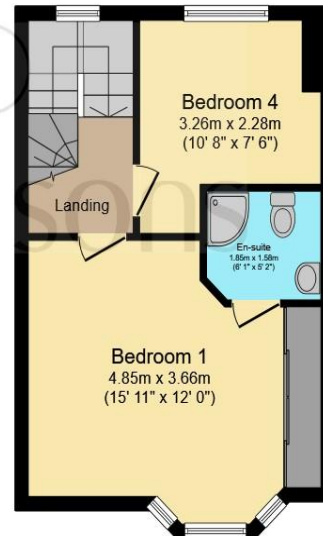




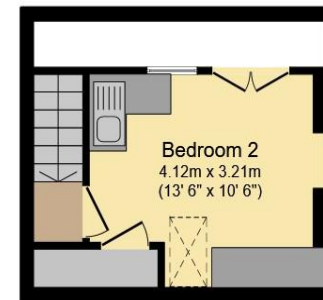
**Ground Floor**



**First Floor**



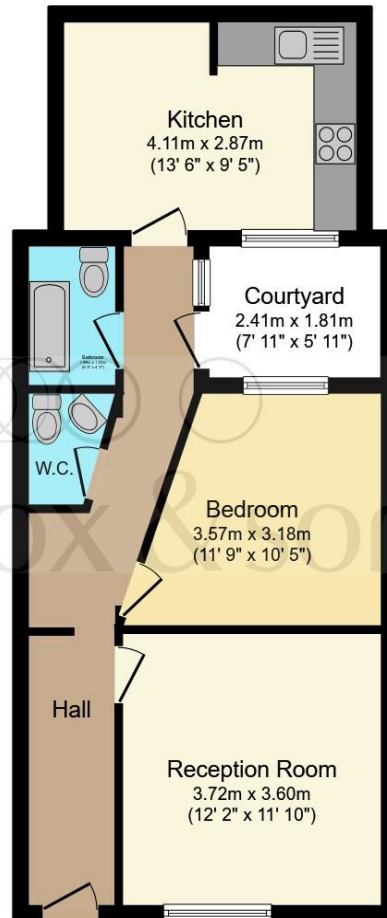
**Second Floor**



**Third Floor**

Total floor area 129.5 m<sup>2</sup> (1,394 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)



## Basement

Total floor area 51.4 m<sup>2</sup> (554 sq.ft.) approx

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## Russell Square, Brighton

- Entire Regency townhouse in popular garden square.
- Extensively extended and modernised throughout
- Four bedrooms, Two bathrooms and one toilet
- Separate one bedroom lower ground floor apartment
- Larger than average patio garden
- Extremely central position within a period square adjacent to Brighton seafront
- Basement flat rented out for £1,300 a month with its own street entrance
- Viewing highly recommended

Tenure: Freehold EPC Rating: C

**£1,200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF113898 - 0005

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**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



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