

# **Chartwell Court Russell Square, Brighton BN1 2EX**

A very large penthouse apartment with a vast open plan living room/dining room and kitchen area, leading onto Southery balcony with stunning sea views. There is an enormous triple aspect master bedroom suite with walk in wardrobe and en suite. There is a further bedroom with en-suite.

#### welcome to

## **Chartwell Court Russell Square, Brighton**

A spacious penthouse apartment with stunning sea views of over 1600 square feet within a popular centrally located purpose built block. There is a vast 26' x 20' dual aspect open plan living room/dining room and kitchen area leading onto a Southerly aspect balcony with uninterrupted sea views. The master bedroom is a massive triple aspect room measuring 29', with a walk in wardrobe and large en-suite bathroom. There is a further bedroom also with an en-suite bathroom. There is a further bathroom and ample storage throughout.



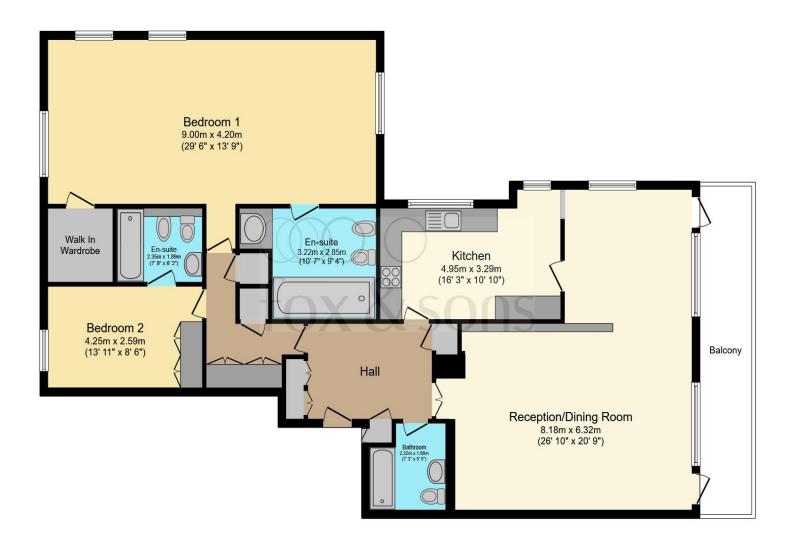












#### Total floor area 151.2 m² (1,628 sq.ft.) approx

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

Chartwell is located just South of Churchill Square shopping centre right in the heart of central Brighton. An enviable location to explore Brighton on foot. There is a wide range of independent shops, bars, cafes and restaurants along with many chain stores and the recently opened IKEA Brighton within Churchill Square.

#### welcome to

## **Chartwell Court Russell Square, Brighton**

- Massive penthouse apartment
- Enormous open plan living/dining/kitchen area
- Large Southerly balcony with uninterrupted sea views
- Large master bedroom suite with dressing room and en-suite bathroom
- Second bedroom with en-suite bathroom
- Elevated views from all rooms
- Large hallway with built in storage
- No chain and share of freehold

Tenure: Leasehold EPC Rating: D Council Tax Band: F Service Charge: £38,000

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.

## £700,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BHF114273 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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