



**Russell Square, Brighton, BN1 2EE**  
Asking Price £230,000

# Russell Square, Brighton, BN1 2EE

A well presented ground floor, garden flat located in a central position close to Churchill Square

## The Property

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A raised ground floor apartment forming part of a period building located in central Brighton close to Churchill Square. The accommodation is arranged as entrance hall, open plan living room/kitchen, shower room with separate WC, a bedroom and a study/occasional bedroom with access to a patio garden. The apartment is offered for sale with no on-going chain.

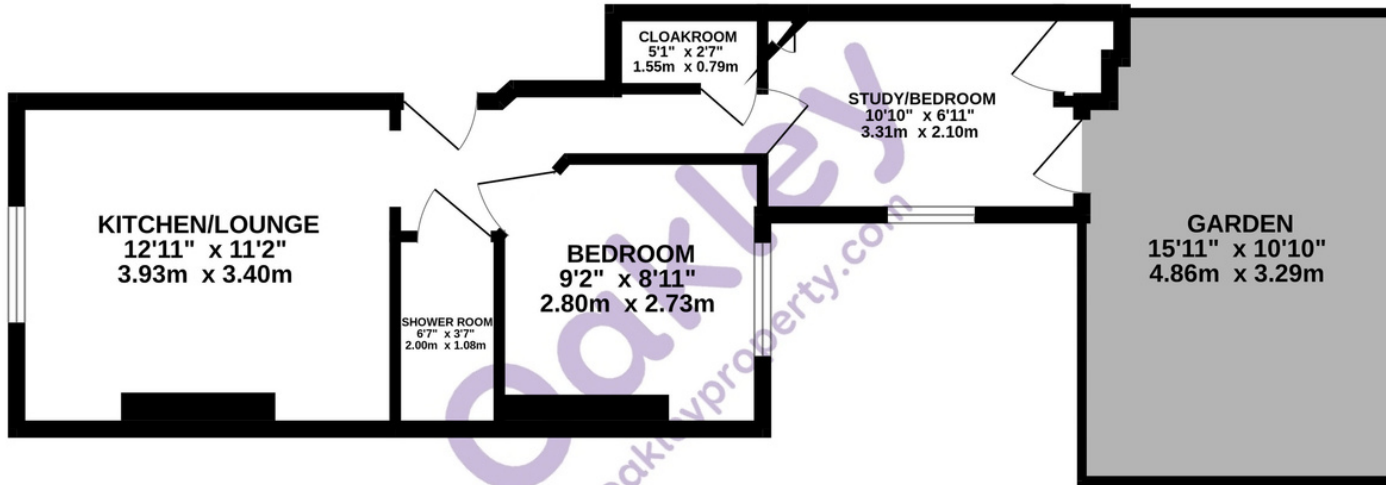
## The Location

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Russell Square is ideally positioned in the heart of Brighton moments from the seafront. Surrounded by hundreds of cafes, restaurants, bars, high street shops and boutiques. The delights and amenities of the city centre are on the proverbial doorstep. Brighton Mainline Railway Station (0.8 miles), The Historic Lanes (0.3 miles), Churchill Square Shopping Centre (0.1 miles), Odeon Multiscreen cinema (0.2 miles), The Theatre Royal (0.5 miles), Brighton Dome (0.5 miles) and many other city centre amenities. There are fantastic bus services and transport links at hand as well as good schools.



**GROUND FLOOR**  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.  
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - Share of Freehold  
A New 999 Year Lease Granted Upon Completion  
Ground Rent- N/A  
Service Charge- TBC  
Council Tax Band A

