

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

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## Russell Mews, Brighton, East Sussex BN1 2AU £1,295 PCM

This MODERN/CONTEMPORARY purpose-built third-floor apartment is located within a PRIVATE GATED MEWS in the heart of Brighton, offering unrivalled access to local amenities including Churchill Square Shopping Centre and Brighton Seafront. Designed for modern living, the property combines style and convenience in one of the city's most desirable locations.

The accommodation comprises an OPEN-PLAN LIVING and kitchen area finished with elegant wooden flooring, and utility cupboard housing the washing machine. The modernised kitchen is equipped with an electric hob and oven, fridge/freezer and dishwasher, providing everything required for practical day-to-day living.

The GENEROUSLY PROPORTIONED double bedroom offers ample space and comfort, while the sleek bathroom features floor-to-ceiling tiling and a walk-in shower, creating a contemporary and luxurious feel.

Further benefits include a part-time CONCIERGE SERVICE and two separate lifts, ensuring ease of access throughout the building. Situated in a superbly central location, this property is ideal for those seeking a stylish home within walking distance of Brighton's vibrant shopping, dining and leisure facilities.

Offered unfurnished and available from 19th December 2025.



| Energy Efficiency Rating                                   |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |   |
| (81-91) B  |                         |   |
| (69-80) C  |                         |   |
| (55-68) D  | 60                      | 60  |
| (39-54) E  |                         |   |
| (21-38) F  |                         |   |
| (1-20) G   |                         |   |
| Not energy efficient - higher running costs                |                         |   |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |   |
| (81-91) B  |                         |   |
| (69-80) C  |                         |   |
| (55-68) D  |                         |   |
| (39-54) E  |                         |   |
| (21-38) F  |                         |   |
| (1-20) G   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |   |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |  |



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**

**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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