



## 12 RUSSELL MEWS

BRIGHTON, BN1 2HZ

£525,000  
SHARE OF FREEHOLD

Superb mews house within popular gated development right in the heart of the City. This fantastic property benefits from beautifully presented accommodation comprising; two double bedrooms, modern shower room, lounge, pantry and impressive double aspect kitchen diner with south facing juliet balcony. Additional benefits include plenty of storage and good sized garage. The characterful gated development is well maintained and offers plenty of parking.

The area will certainly appeal to anyone looking to live right in the heart of the City whilst positioned quietly in an attractive mews. There are countless popular restaurants, cafes, bars and shops moments away in every direction and Brighton seafront is at the bottom of the road. Not forgetting Brighton Station and The Lanes within walking distance.

Nicholas  
James

SALES LETTINGS AUCTIONS







Russell Mews, Brighton

Total Area: 89.3 m<sup>2</sup> ... 961 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 81        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 44                      |           |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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