



Offers In Excess Of
£265,000
Leasehold

- BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- LONG LEASE
- GREAT INVESTMENT OR FIRST TIME BUY
- MODERN DECOR THROUGHOUT
- EPC ENERGY RATING D (67)

Robert Luff & Co are delighted to offer to market this beautiful one bedroom apartment which occupies part of this recently converted building conveniently located just off Brighton seafront in the quiet residential Russell Mews. This apartment benefits from being ideally situated with Brighton Seafront, the promenade, British Airways i360 attraction, Churchill Square and the famous Brighton Lanes all on your doorstep. Brighton train station is 0.5 miles away with its direct commuter links to London Victoria & London Bridge.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Entrance

Cupboard

Storage cupboard with space for washing machine.

Kitchen/Living Room 15'9 x 15'2 (4.80m x 4.62m)

High gloss white kitchen, stainless steel sink, stone worktops, oven with hob and extractor fan over, dishwasher, fridge freezer, double glazed window, electric radiator, solid oak wooden flooring.

Bedroom One 13'5 x 12'11 (4.09m x 3.94m)

Double glazed window, carpeted, electric radiator.

Cupboard

Housing the electric fuse board

Bathroom

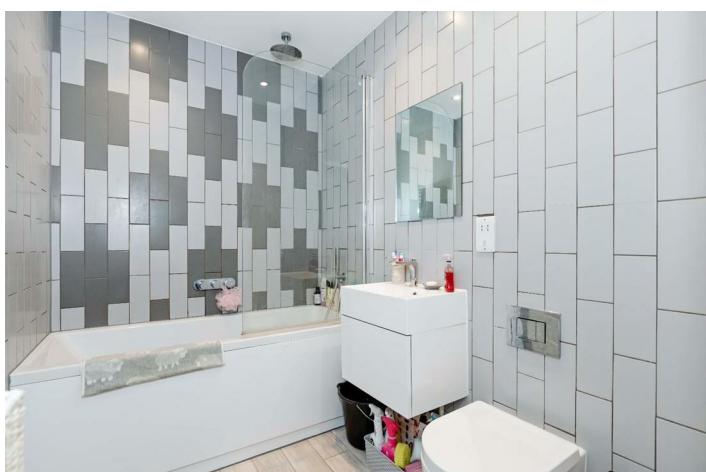
Bath with rainfall shower overhead, W.C, wash hand basin inset into vanity unit, electric towel rail, mirror, fully tiled.

Agents Notes

Leasehold - 117 Years

Service Charge - £2059 Per Annum

Ground Rent - £250 Per Annum



28 Blatchington Road, Hove, East Sussex, BN3 3YU
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Floor Plan

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.