



Ground And First Floor Maisonette Russell Square, Brighton BN1 2EF

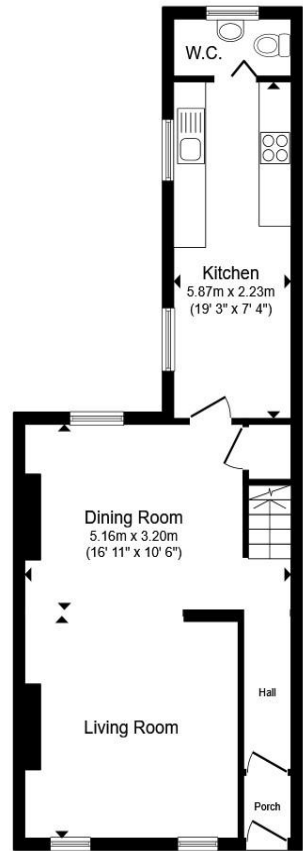
This well presented bright a spacious maisonette situated in the heart Brighton offering large living space with two bedrooms and a south facing roof terrace.

welcome to

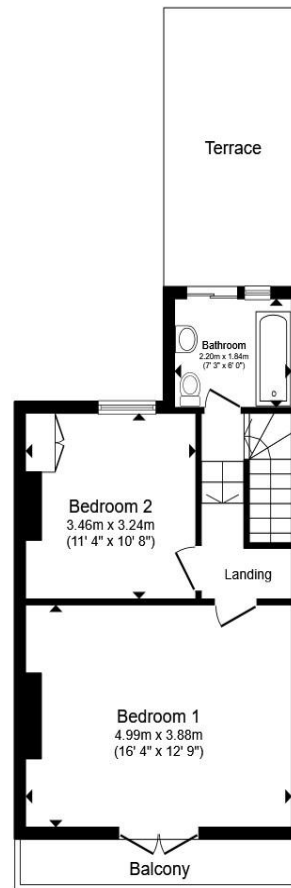
Ground And First Floor Maisonette Russell Square, Brighton

This well presented bright a spacious maisonette situated in the heart Brighton offering large living space. A bright and spacious open plan living/dining room with high ceilings and large sash windows. A separate fitted kitchen with ample storage that overlooks the private patio on the ground floor and a w.c. The main bedroom offers a small balcony looking out onto the Square, the second bedroom with cupboard with storage and a separate bathroom leading onto a south facing roof terrace. Russell Square is close to Churchill Square, Brighton seafront and a short walk to Brighton mainline railway station.





Ground Floor



First Floor

Total floor area 92.0 m² (990 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.propertybox.io

welcome to

Ground And First Floor Maisonette Russell Square, Brighton

- Large two bedroom maisonette
- Central location
- South facing roof terrace
- Short walk to Brighton Mainline Station
- Moments away from Brighton seafront
- Two double bedrooms
- Private patio
- Share of freehold

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: £ 2668 Ground Rent: 0

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.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114477



Property Ref:
BHF114477 - 0005

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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