



Russell Square, Brighton

Asking Price
£600,000
Leasehold

- AN OUTSTANDING TWO BEDROOM PENTHOUSE
- INCREDIBLE COASTLINE AND SOUTH DOWN VIEWS
- GOOD DECORATIVE ORDER THROUGHOUT
- ENCLOSED BALCONY
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- POTENTIAL TO BE A FOUR BEDROOM
- Spanning over 1940 sqft

Robert Luff & Co are delighted to offer to market this outstanding two bedroom penthouse apartment, with the potential to be a four bedroom, occupying part of the top floor of this purpose built building conveniently located just off Brighton seafront in the quiet residential Russell Square. 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.

This apartment has everything to offer. Upon entering the apartment through the entrance hall you will find your living/dining area with access to the enclosed balcony with outstanding views. Leading to the fitted kitchen with integrated appliances and easterly views. Further benefits include two double bedrooms, both with en suites and a further cloakroom.

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Accommodation

Entrance Hall 10'53 x 10'46 (3.05m x 3.05m)

WC

Wash hand basin

Living Area 23'37 max x 16'12 (7.01m max x 4.88m)

Dining Area 11'88 x 11'16 (3.35m x 3.35m)

Kitchen 16'23 x 10'83 (4.88m x 3.05m)

Bedroom Two 12'03 x 9'91 (3.73m x 2.74m)

Ensuite

Bath, WC, Wash hand basin

Bedroom One 29'51 x 17'96 (8.84m x 5.18m)

This was previously arranged as two bedrooms. This can be done STNPC.

Ensuite

Walk in Wardrobe



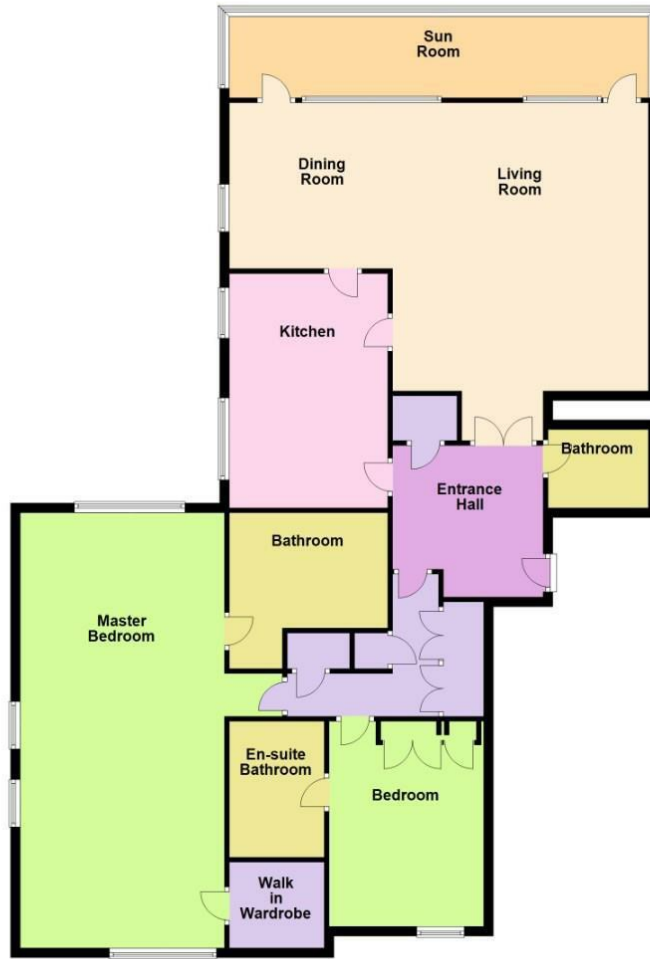
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Floorplan

Floor Plan
Approx. 180.3 sq. metres (1940.2 sq. feet)



Total area: approx. 180.3 sq. metres (1940.2 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			
(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.