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41 Russell Square

Brighton, BN1 2EF

Offers in excess of £400,000

A very rare and unique opportunity to acquire this spacious and well-appointed two bedroom maisonette situated in the heart of Brighton. Being just moments from the iconic Brighton seafront, the property enjoys its own street entrance, a front balcony and rear roof terrace and offers over 1,100 sq ft of living space.

Serving the ground floor, the home opens into a spacious and characterful open-plan living/dining room measuring an impressive 23'9" in length. With dual aspect windows, this room is flooded with natural light and provides an ideal setting for both entertaining and relaxing. Toward the rear of the home, the generously sized galley kitchen offers ample workspace and storage, and includes access to a convenient ground-floor WC.

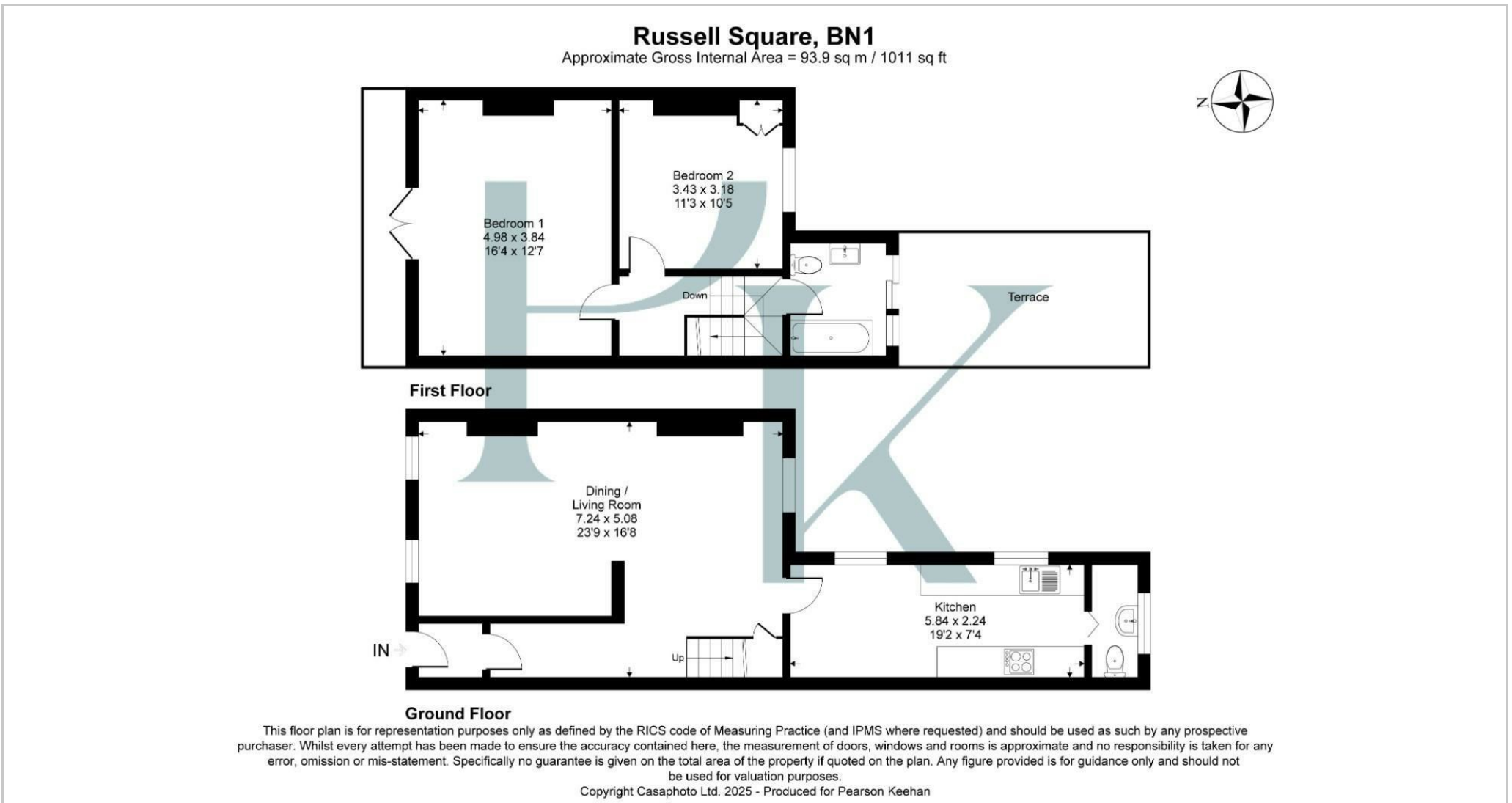
A staircase leads to the first floor where a large landing connects all rooms. The large principal bedroom is located at the front of the property, boasting generous proportions, ample space for furnishings and even boasts its own private balcony overlooking the square. The centrally located second bedroom is also a comfortable double, and positioned to the rear is a modern family bathroom. Access to the roof terrace can be found on this level and due to its favoured southerly aspect, basks in the sunshine all day long.

Located just moments from Brighton seafront and Western Road, Russell Square is a quiet, tree-lined residential square in the heart of the city. Known for its charming period townhouses and central location, it offers the perfect balance of peaceful living with immediate access to shops, cafes, the beach, and Brighton Station. A rare pocket of calm in the city centre, it's ideal for both homeowners and investors alike.

The property is being sold with the added benefit of having a share in the freehold and no onward chain.

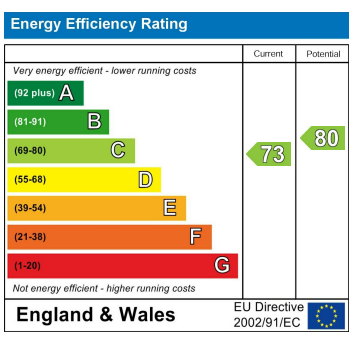


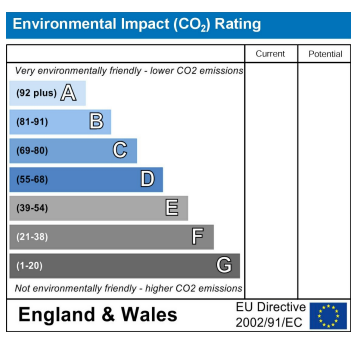




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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