



## Flat 28, Russell House

Brighton BN1 2AU

Asking Price Of £250,000  
Leasehold

- CENTRAL LOCATION
- DOUBLE BEDROOM
- SHOWER ROOM
- KITCHEN/LIVING ROOM
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- PRESENTED IN EXCELLENT ORDER
- ENTRY SYSTEM TELEPHONE

Situated in the heart of the city centre, this beautifully presented one bedroom apartment offers modern living in a highly sought-after location.

The property features a stylish open plan kitchen and living area, perfect for both relaxing and entertaining. A spacious double bedroom provides comfortable accommodation, complemented by a sleek, contemporary shower room.

Additional benefits include gated secure parking with one allocated space, offering both convenience and peace of mind.

Offered with no onward chain, this property is an excellent opportunity for first-time buyers or investors alike.

**ENTRANCE HALL** Two fitted cupboards, one housing the hot water cylinder and washing machine.

**KITCHEN/LIVING ROOM** Incorporating stainless steel sink with mixer tap, adjacent worksurface with cupboards and drawer under, matching eye level wall cupboards, inset ceramic hob and oven, integrated fridge/freezer and dishwasher, bay window, tiled splashback, heater.

**BEDROOM** Bay window, heater.

**SHOWER ROOM** Comprising walk in shower, sink with drawer under, low level w.c, tiled walls and floor.

**OUTSIDE** Allocated parking space accessed via electric gates.

## OUTGOINGS

**LEASE 117 years remaining.**

**Ground Rent £250 per Annum.**

**Maintenance £150 per calendar month.**

**Council Tax Band B** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

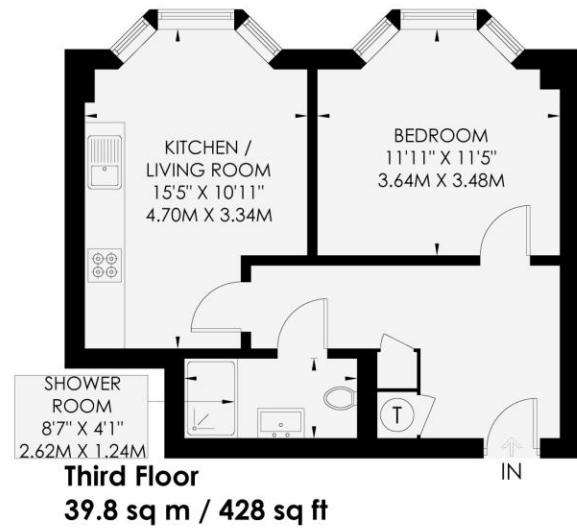
**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

## RUSSELL HOUSE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA  
39.8 sq m / 428 sq ft

INCLUDING LIMITED USE AREA OF  
0.6 sq m / 6 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE  
[sales@whitlockandheaps.co.uk](mailto:sales@whitlockandheaps.co.uk)  
 01273 778577



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