



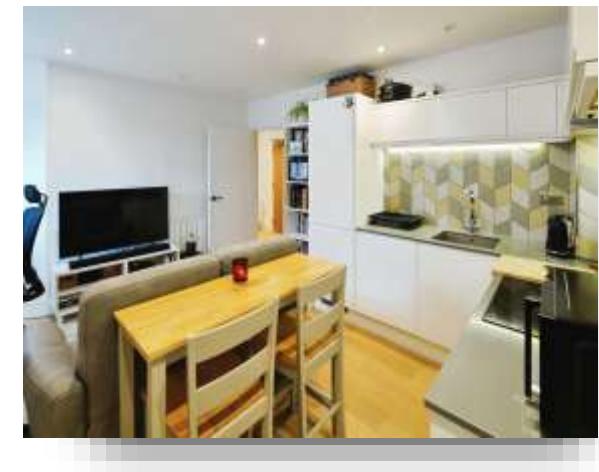
Russell House Russell Mews, Brighton BN1 2AU

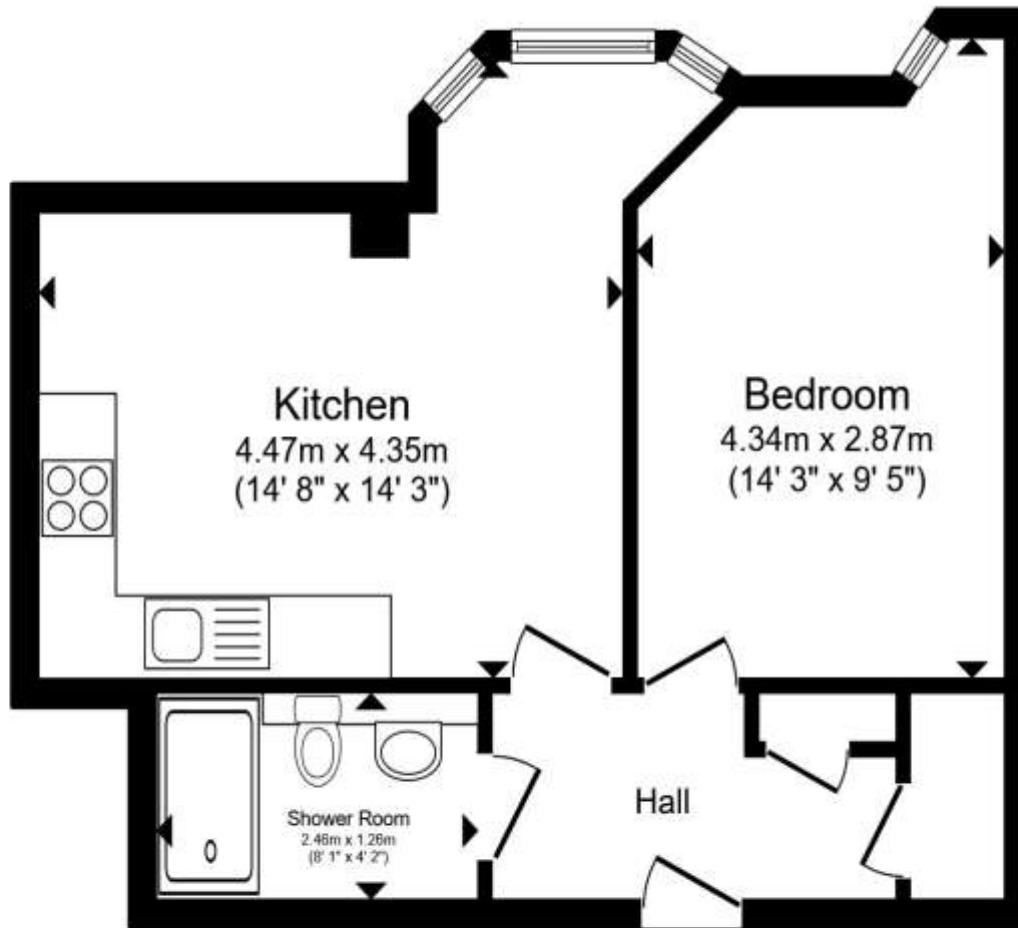
A bright and well-presented second floor apartment situated in central Brighton. With dedicated parking space, plus bike storage.

welcome to

Russell House Russell Mews, Brighton

A bright and well-presented second floor apartment situated in central Brighton. Tucked away in a gated mews, this apartment offers an open plan kitchen/living area, a spacious double bedroom and a separate bathroom. A further benefit of this property is a dedicated parking space and bike storage. Russell Mews is located in central Brighton with a short walk to Brighton Mainline Station, shops, restaurants, cafes, bars and the seafront.





Total floor area 40.0 m² (431 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

Russell House Russell Mews, Brighton

- Second floor apartment
- Beautifully presented throughout
- Open-plan kitchen/ living area
- Spacious double bedroom
- Bathroom suite
- Close to Brighton city centre
- Bike storage
- Dedicated parking space

Tenure: Leasehold EPC Rating: C Council Tax Band: B Service Charge: 1880.48 Ground Rent: 335.00

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 the region of

£260,000



view this property online fox-and-sons.co.uk/Property/BHF114346

Please note the marker reflects the postcode not the actual property



Property Ref:
BHF114346 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01273 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East Sussex, BN1 2AD



fox-and-sons.co.uk