

Russell House, Brighton

Asking Price £430,000



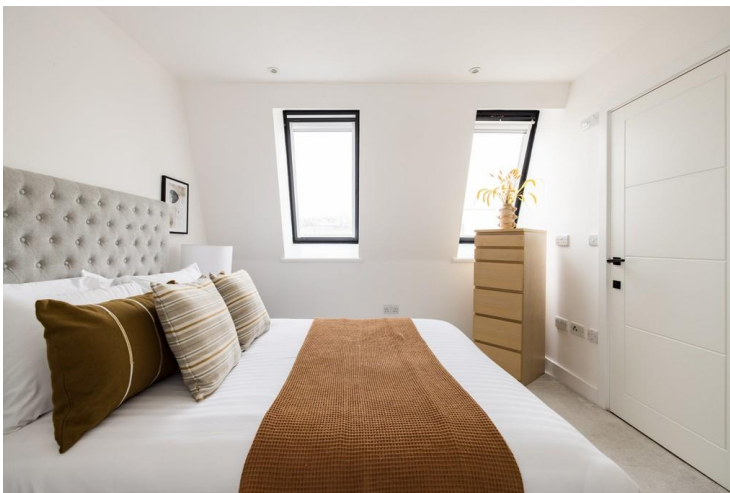
- TWO BEDROOM DUPLEX APARTMENT
- SPACIOUS DINER/LOUNGE/KITCHEN
- TWO EN-SUITE'S + WC
- RECENTLY REFURBISHED
- CONCIERGE SERVICE

Russell House, Russell Mews, Brighton, BN1 2AU



Phillips and Still are delighted to offer to market this outstanding two bedroom duplex apartment which occupies the top floors of this recently converted building conveniently located just off Brighton seafront in the quiet residential Russell Mews. This apartments 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 open planned kitchen/diner/living area with integrated appliances and space for home office. Also ben efitting from two double bedrooms, separate WC, two bathrooms and modern decor throughout.



Picture this...

The location of this property could not be any more convenient with the hustle & bustle of Western Road just short stroll away. There you will find a huge and varied array of boutique shops, restaurants, trendy cafes, pubs, bars, convenience shops & supermarkets, gyms, beauty parlours...you name it, Western Road is where you'll find it!

Churchill Square shopping precinct is just seconds away if you want to shop 'til you drop!



Fourth Floor Plan



Fifth Floor Plan

Accommodation

FOURTH FLOOR

ENTRANCE HALL

BEDROOM 2
9' 10" x 10' 2" (3.0m x 3.11m)

ENSUITE

STAIRS LEADING

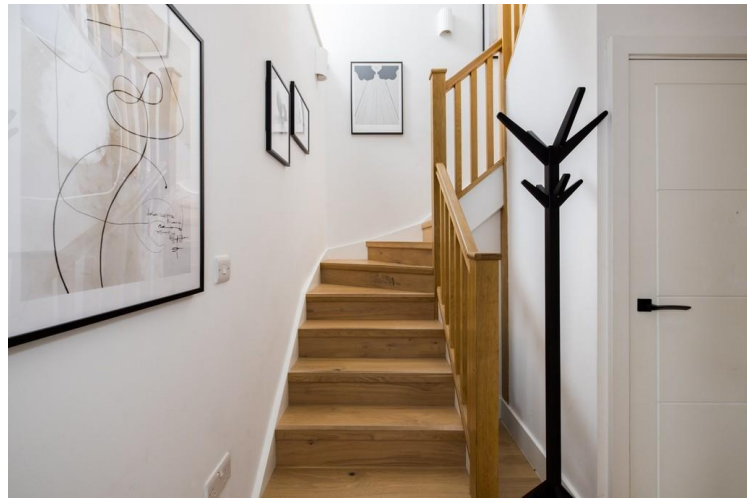
FIFTH FLOOR

KITCHEN/DINER/LOUNGE
15' 5" x 9' 10" (4.71m x 3.00m)

BEDROOM ONE
11' 4" x 10' 2" (3.47m x 3.11m)

WC





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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www.phillipsandstill.co.uk