

# PHILLIPS & STILL

Russell Square, Brighton

Asking Price £275,000 - £300,000



- Delightful one bedroom 8th Floor purpose-built apartment.
- Stunning direct sea views
- Passenger lift
- Bike storage cupboard
- Close to seafront and many local amenities on your doorstep

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## 31 Chartwell Court , Russell Square, Brighton, BN1 2EW



This property is a delightful one-bedroom apartment located on the eighth floor of a purpose-built block in central Brighton. The apartment is situated in a prestigious sea block, offering stunning direct sea views from both the lounge and balcony.

Upon entering the apartment, you are greeted by a bright and spacious lounge, which provides access to the balcony. The balcony is a wonderful feature, allowing residents to enjoy the breathtaking sea views and providing a tranquil outdoor space. The lounge is filled with natural light, creating a warm and inviting atmosphere.

The apartment includes a separate kitchen, providing a designated space for cooking and meal preparation. The property features a double bedroom, providing a comfortable and private space for rest and relaxation. Additionally, the apartment comprises a family bathroom.

Convenience is a key feature of this property, as it includes a passenger lift that takes residents directly to the apartment. This eliminates the need for climbing stairs and makes the apartment easily accessible for individuals with mobility challenges or heavy luggage.

Furthermore, the apartment comes with a separate bike storage cupboard. This is a valuable addition for those who enjoy cycling, as it provides a secure and designated space to store bicycles. This feature promotes an active and eco-friendly lifestyle.



## Accommodation

### EIGHTH FLOOR

ENTRANCE HALL

BATHROOM

BEDROOM

12' 8" x 10' (3.86m x 3.05m)

KITCHEN

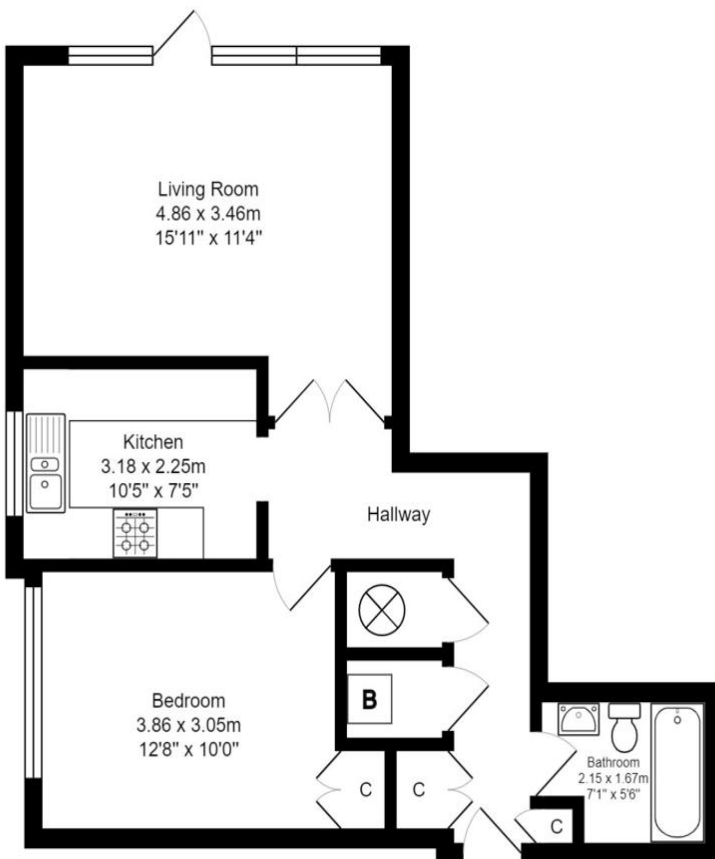
10' 5" x 7' 5" (3.18m x 2.26m)

LIVING ROOM

15' 11" x 11' 4" (4.85m x 3.45m)

### OUTSIDE

BALCONY



31 Chartwell Court, Russell Square, Brighton, BN1 2EW

Total Area: 55.1 m<sup>2</sup> ... 593 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## 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](mailto: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		
69-80	C	74   C	78   C
55-68	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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://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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