

Russell Mews, Brighton

£360,000



- **Stunning two bedroom first floor apartment**
- **Newly renovated**
- **Modern fitted kitchen**
- **Prime location for commuters with easy access to Brighton's Mainline Station**

4 Russell Mews, Brighton, BN1 2AU



Phillips and Still are delighted to offer to market this well presented, modern fitted two bedroom apartment located in Russell Mews, Central Brighton. 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 benefitting from two double bedrooms, jack and Jill bathroom and ideal central location.

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.

The property is in the perfect location for those wanting to be in the heart of the hustle and bustle of Brighton. Brighton seafront offers a variety of recreational pastimes, sports, hobbies, bars and restaurants. Brighton's main shopping thoroughfare can be close by, as well as the diverse and ever popular North and South Lane's districts. The property also comes a concierge lift service.



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



Accommodation

FIRST FLOOR

HALLWAY

LAUNDRY ROOM

RECEPTION/ KITCHEN
22.9 x 14.5

BEDROOM TWO

11.5 x 11
BEDROOM ONE

10.7 x 15.4
BATHROOM





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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |

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

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk