



**12 Russell Mews, Brighton, BN1 2HZ**  
**£425,000**

A two double bedroom mews house forming part of a gated development offered for sale with no onward chain, immediate vacant possession and garage.

Russell Mews is a gated development adjacent to Russell Square which is within easy access of the City Centre, Churchill Square Shopping Mall and Brighton seafront. Brighton Station is to be found in nearby Queens Road providing North bound commuter links with London / The City, as well as East and West bound connections.

Secure gated entrance leads through to this private mews development with number 12 being situated immediately on the right-hand side.

A glazed front door opens into the entrance hall with a deep under stairs cupboard and access to a single garage with an and over door.

On the first floor landing is a dual aspect south facing lounge/dining room with a Juliette balcony to the front and a window to one side.

Separate WC.

The kitchen/breakfast room has a range of basic units with space for appliances with an electric hob and oven below with extractor hood above, a pair of sash windows overlook the mews below. Standing space for breakfast table and chairs.

From the first floor landing stairs rise to the second floor where two double bedrooms are to be found one to the front and the other at the rear of the property.

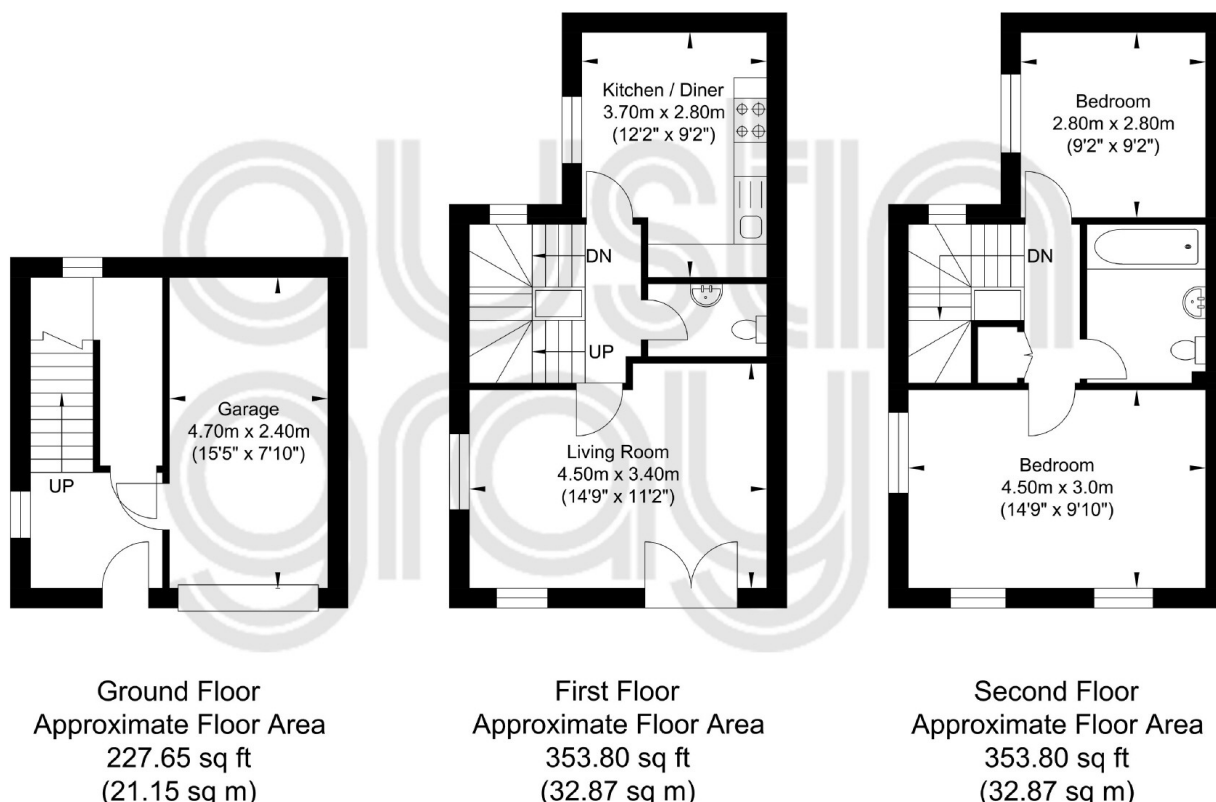
Cupboard housing the hot water cylinder, access to loft space.

There is a bathroom/WC with a white suite.

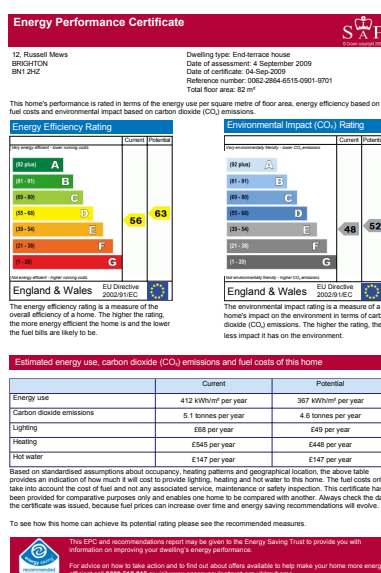




# Russell Mews, Brighton



Approximate Gross Internal Area = 83.0 sq m / 893 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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