

## 36 RUSSELL SQUARE BRIGHTON, BN1 2EF

LEASEHOLD

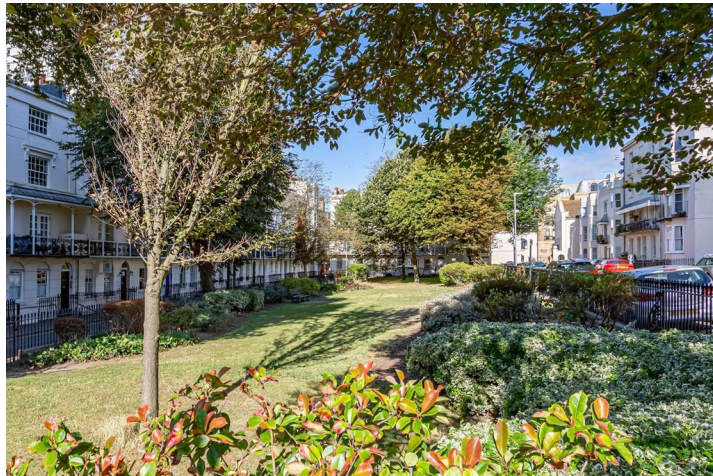
Guide Price £350,000 - £375,000. A superbly presented two double bedroom maisonette, arranged over the second and third floors of a period building in an attractive Regency garden square in central Brighton.

This bright and well-maintained home features a spacious 16' lounge with views over Russell Square gardens, a modern fitted kitchen, bathroom and two generous double bedrooms.

This extremely popular location is moments from popular shops, cafes and restaurants in Churchill Square and Western Road along with being within easy reach of Brighton Seafront. Brighton mainline station is approximately 0.5 miles away providing regular and direct links to London.

**Nicholas  
James**

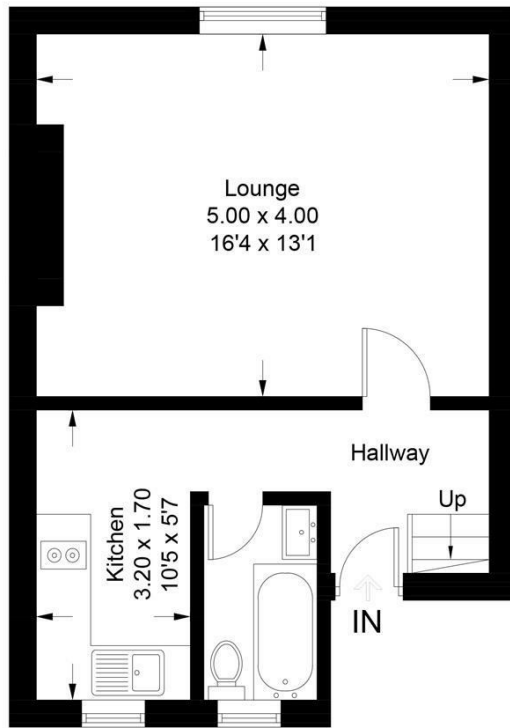
SALES LETTINGS AUCTIONS



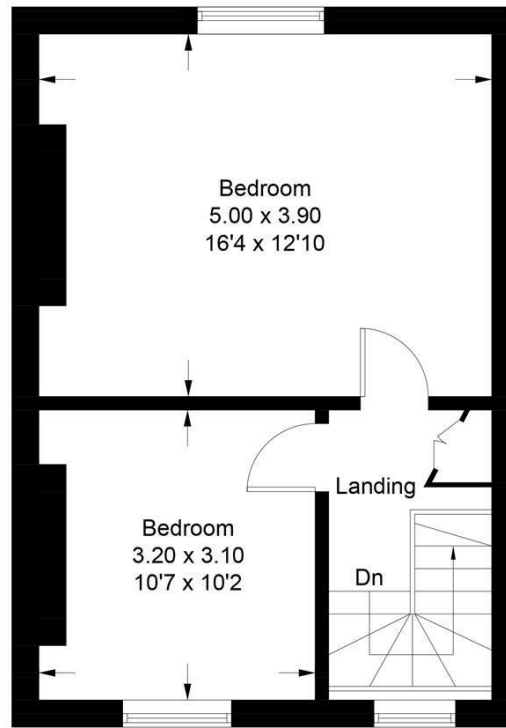


### 36 Russell Square

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft



**Second Floor**



**Third Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296870)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

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 James**

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