

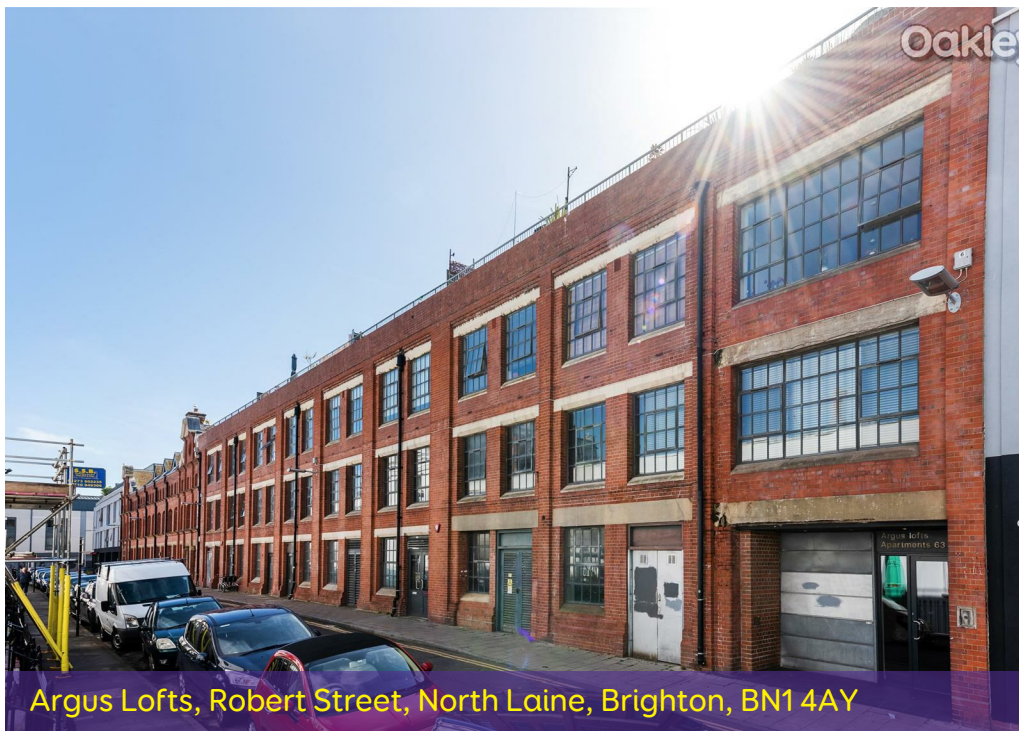


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Your Sussex Property Expert



Argus Lofts, Robert Street, North Laine, Brighton, BN1 4AY



Offers In The Region Of £450,000



- Second Floor Apartment
- Open Plan Living Space
- Bike Store
- NO CHAIN
- Internal Floor Area 85.9 SQ.M 924 SQ.FT
- Two Bedrooms
- Passenger Lift Access
- North Laine Location
- Close To Brighton Mainline Railway Station



The Property

This spacious home forms part of the iconic red brick North Laine building that was originally The Argus print works, and offers you a city centre location with all the best of Brighton's bohemian lifestyle on your doorstep. The property has secure entry and lift access. The flat itself has an entrance hall with built in storage, an open plan living space with an easterly aspect & fitted kitchen with integrated appliances. The second bedroom has a sliding door opening on to the main living space, offering great versatility. There is a fitted bathroom and a principle bedroom with an en-suite shower room. The property is offered for sale with no onward chain.

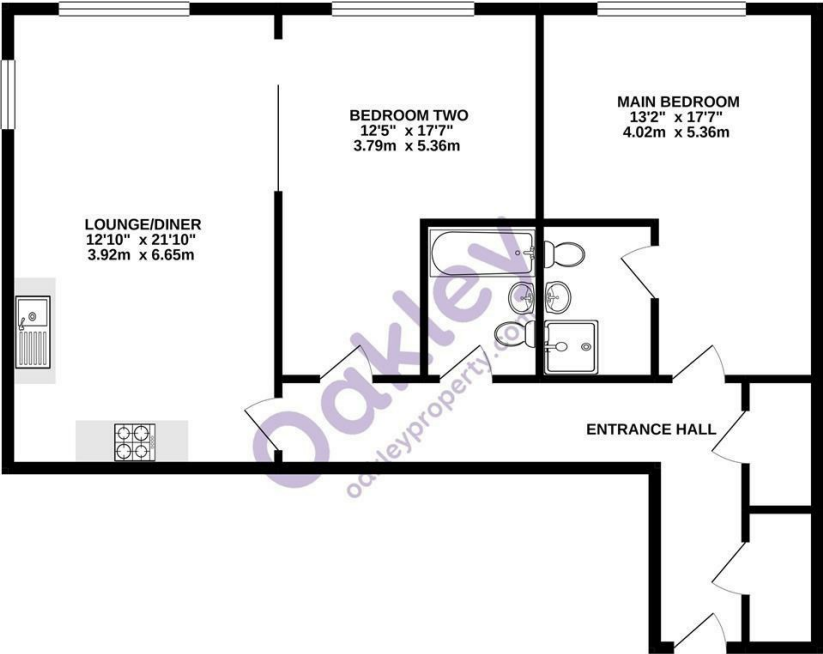
The Location

Argus Lofts on Robert Street was re-developed in 2001 taking pride of place as one of Brighton's most desirable residences in the North Laine. With its vibrant history the North Laine offers a melting pot of thriving culture; mixing chic vintage boutiques, bohemian artistry and colourful pubs around the orient style spectacle of the Brighton Pavilion. Entertainments aplenty are on offer at Komedia cinema, the Brighton Dome and The Theatre Royal which are on the proverbial doorstep. Brighton Pier and promenade are a short walk away, including the popular restaurants and bars lining the seafront. There are a variety of amenities and shops within the lanes leading towards Churchill Square and Western Road (0.4 miles) including a Marks and Spencer and Waitrose. Additionally, the property is ideally situated just a short walk from Brighton Mainline Railway Station (0.3 miles).

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Floor Plan

SECOND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.
Made with Metropix ©2021





Location Map



Energy Performance Certificate

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (91-100) A | | 84 |
| (81-90) B | 78 | |
| (61-80) C | | |
| (41-60) D | | |
| (21-40) E | | |
| (1-20) F | | |
| (1-10) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Agents Notes

Tenure - Leasehold

Lease Term - 999 years from 1 January 2002.

980 Years Remaining

Ground Rent - £250 p.a.

Service Charge £830.52 per quarter

Council Tax Band D (£2,054.22 per annum from 1st April 2021)

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