



oakleyproperty.com

Oakley
Your Sussex Property Expert



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



Offers In The Region Of £450,000

2 2 1 C

- 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.

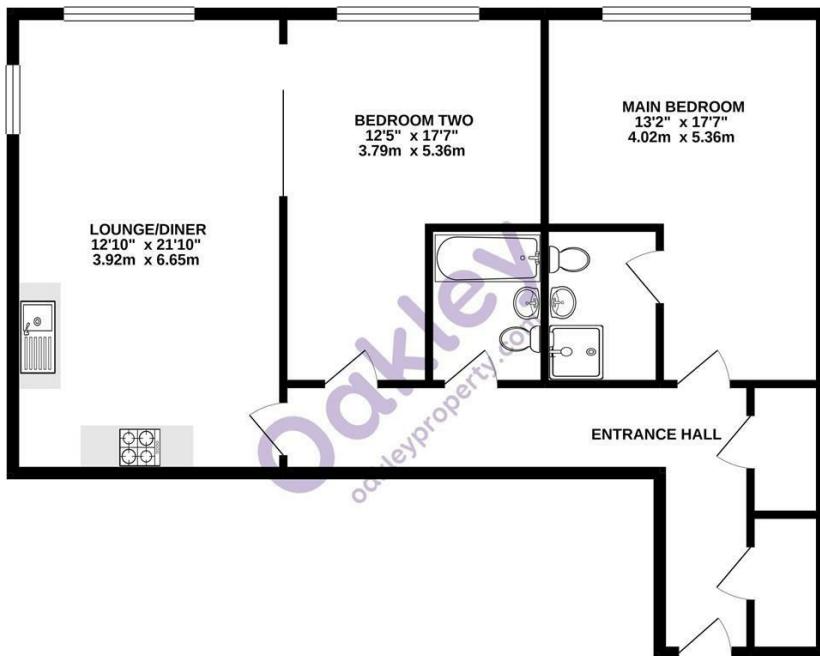
The Location

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).

T: 01273 688881

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

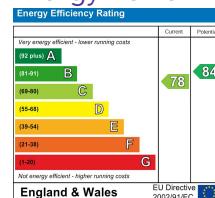




Location Map



Energy Performance Certificate



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)

Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661677
E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
E lewes@oakleyproperty.com

The London Office
Residential Sales

T 020 839 0888
E enquiries@tlo.co.uk

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to the properties are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The total floor area shown has been taken from the EPC.