



Argus Lofts, Robert Street, Brighton, BN1 4AY

£450,000



Two bedroom two bathroom second floor luxury apartment within the desirable Conran designed Argus Lofts development in the heart of city within the North Laine conservation area.



The Property

The property is accessed from Robert Street, passenger lift/stairs lead to the second floor. This beautifully presented apartment offers versatile living space briefly comprising, hallway with built in cupboard, spacious open plan living area with white fronted fitted kitchen, moveable island unit with storage beneath and breakfast bar, two double glazed wooden windows, wooden sliding door offering versatile options for using the space available between the bedroom and living area, two double bedrooms, the main bedroom having a fully tiled en-suite bathroom. Fully tiled bathroom located opposite the second bedroom. Wooden floors to the lounge, hallway and main bedroom.

The Area

Previously The Argus's printing works, Argus Lofts was tastefully re-developed in 2001 taking pride of place as one of Brighton's most desirable residences. 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 venue/cinema, the Brighton Dome and The Theatre Royal which are on the proverbial doorstep. Brighton Railway Station (0.3 miles), the seafront (0.6 miles), Sainsbury supermarket (0.3 miles), Waitrose Supermarket (0.8 miles), The Churchill Square Shopping Centre (0.5 miles), The Brighton Centre (0.7 miles).





Second Floor

Approximate Gross Internal Area = 846 sq ft / 78.6 sq m
(Excluding Limited Use Area)
Approximate Gross Internal Area = 856 sq ft / 79.6 sq m
(Including Limited Use Area)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Tenure - Leasehold
978 years remaining on the lease
Service Charge- £2,750.00 per annum
Ground Rent- £250 per annum
Council Tax - Band D



SCAN ME



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

Brighton & Hove - 01273 688 881
sales@oakleyproperty.com

Shoreham by Sea - 01273 661 577
shoreham@oakleyproperty.com

www.oakleyproperty.com
Sales - New Homes - Lettings - Land - Commercial

Lewes Town & Country - 01273 487 444
lewes@oakleyproperty.com