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Argus Lofts, North Laine, Brighton, BN1 4AY



Guide Price £450,000 - £460,000

2 2 1 2 E

- North Laine Conservation Area
- Duplex Apartment
- New Quality Kitchen
- Cloakroom
- Secure bicycle store

- Prestigious Development
- Two Roof Terraces
- Bathroom & En-suite Shower room
- No Onward Chain
- Access Via Passenger Lift



The Property

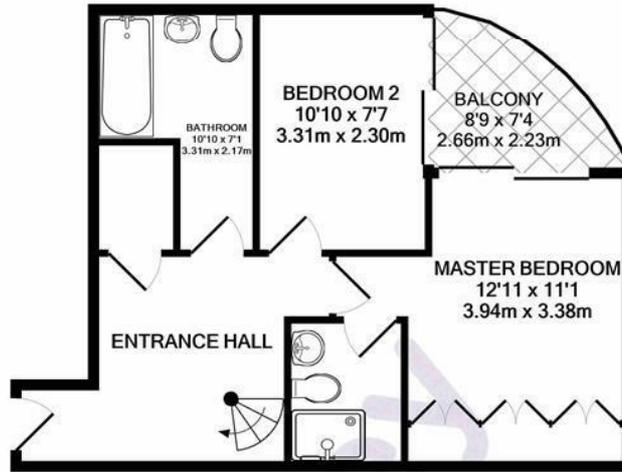
This contemporary property is arranged over the first and second floors with a connecting feature spiral staircase. The accommodation is very well presented throughout and comprises a good sized open plan living space having double-glazed patio door on to the balcony and engineered oak floors. The stylish newly fitted kitchen, semi open plan to the lounge, has integrated appliances and also opens on to the balcony. This floor is also serviced by a cloakroom with WC and wash basin. On the lower level there are two double bedrooms with the master having a range of fitted wardrobes, en-suite shower room and double glazed sliding patio door on to the lower balcony. The second bedroom also has balcony access. Both bathrooms have a white suite, fully Travertine tiled. The apartment benefits from having double glazing, the use of a communal bike store, passenger lift access, a 999 year lease from 2002 and two west facing terraces with a fascinating birds eye view of Sydney Street. The property is being sold with no onward chain.

The Location

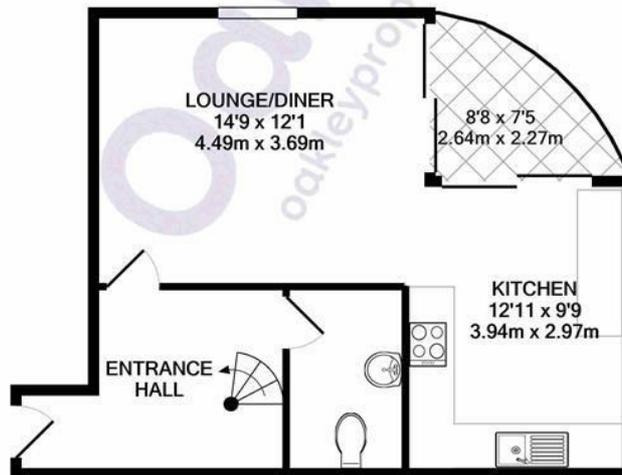
Previously the famous Argus newspaper print works, Argus Lofts on Robert Street was re-developed in 2001 taking pride of place as one of Brighton's most desirable residences in the North Laine. With its vibrant history the North Laine offers a melting pot of thriving culture; mixing chic vintage boutiques, 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).



Floor Plan



FIRST FLOOR



SECOND FLOOR

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)
Made with Metropix ©2021





Location Map



Energy Performance Certificate

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		45	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Notes

Tenure Leasehold
 999 Years From 2002
 Ground Rent £62.50 Per Quarter
 Service Charge £776.94 Per Quarter
 Council Tax Band E
 (£2,510.71 Per Annum From 1st April 2021)

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