



Argus Lofts Robert Street, Brighton BN1 4AY

welcome to

Argus Lofts Robert Street, Brighton

A fantastic opportunity to acquire a spacious (over 1100 sq feet) Duplex apartment in a Landmark Warehouse style building in the extremely popular North Laine area of Brighton. The ingeniously planned modular accommodation offers flexibility as the living room and second bedroom are linked by a sliding wall, which can be incorporated into the living space when not in use. A fantastic opportunity to acquire a spacious (over 1100 sq feet) Duplex apartment in a Landmark Warehouse style building in the extremely popular North Laine area of Brighton.





Second Floor



Third Floor

- Entrance Hallway**
- Open Plan Living Area**
- Bedroom 2**
- Bathroom**
- Top Floor**
- Master Bedroom**
- En-Suite Shower Room**

Total floor area 108.3 sq.m. (1,166 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Spacious second and third floor Duplex apartment over 1100sq feet
- Landmark Brighton building
- Open plan kitchen/dining/living room
- Modular second bedroom area
- Two bathroom
- Master bedroom suite on floor above with en-suite shower room
- Extremely popular North Laine location within walking distance of Brighton station

Tenure: Leasehold EPC Rating: D

£625,000



view this property online fox-and-sons.co.uk/Property/BHF113181

Please note the marker reflects the postcode not the actual property

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BHF113181 - 0004



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