



Argus Lofts, Robert Street, Brighton, BN1 4AY
Asking Price £450,000

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Superb first floor two bedroom two bathroom apartment in the ever popular Argus Lofts development in the heart of the city. Period features and no onward chain.

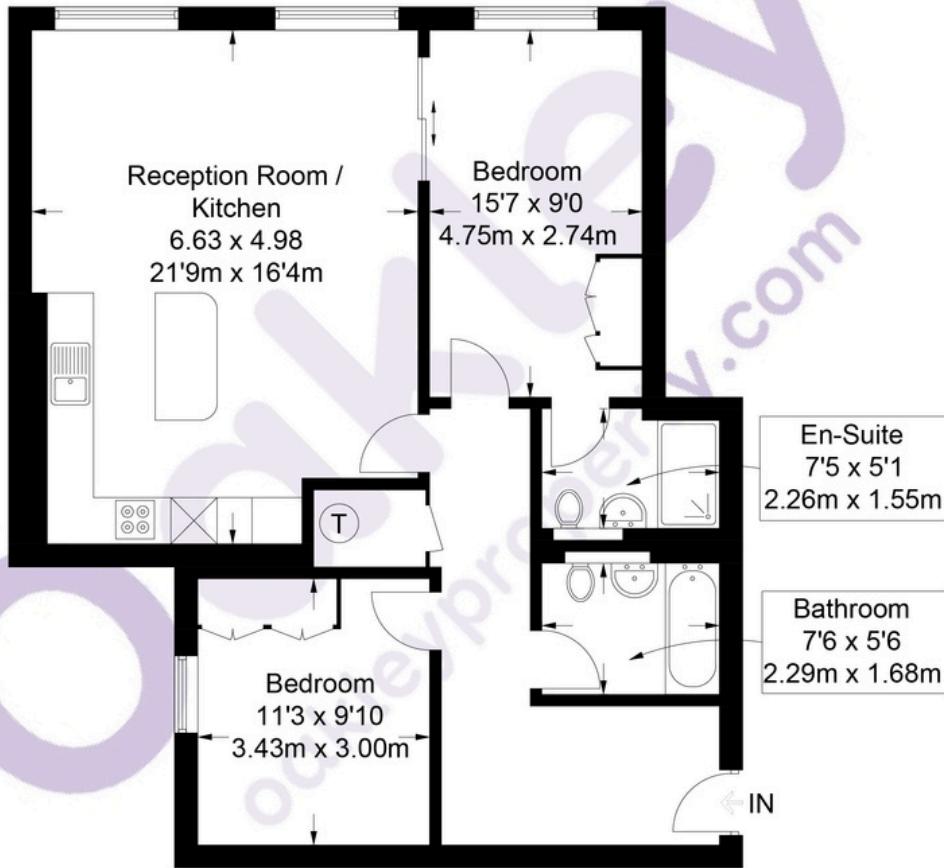
The Property

The property is accessed from Robert Street, passenger lift/stairs lead to the first floor. This beautifully presented apartment offers versatile living space briefly comprising, hallway, spacious open plan living area with newly fitted modern kitchen, exposed brickwork and original factory features, two double glazed feature windows overlooking Robert Street, wooden sliding door offering versatile options for using the space available, two double bedrooms with built in wardrobes, fully tiled en-suite shower room, fully tiled bathroom located opposite the second bedroom, wooden floors to the lounge area, hallway and both bedrooms.

The Location

This stunning Victorian building, previously The Argus printing works and has been transformed in to superb loft style apartments. Located in the delightful North Laine conservation area with its vibrant history offers a melting pot of thriving culture; mixing chic vintage boutiques, bohemian artistry and colourful pubs around the orient style spectacle of the Royal 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).





First Floor

Approximate Gross Internal Area = 860 sq ft / 79.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Oakley Property 2023



Energy Performance Certificate

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

Agents Notes

Tenure Leasehold
978 Year Lease Term From 2021
Ground Rent- £250
Service Charge- Approx. £3,528.36 per annum
Council Tax Band D



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Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

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