



Argus Lofts, Robert Street, Brighton, BN1 4AY

Asking Price £600,000

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Immerse yourself in the charm of a beautifully converted Victorian factory with this spacious two bedroom maisonette in the heart of Brighton.

Nestled within the renowned Argus Lofts, this stunning two bedroom maisonette offers a unique opportunity to own a piece of history in a prime central location.

Located within the desirable North Laine conservation area within walking distance of Brighton station and the iconic seafront, this apartment boasts the perfect balance between tranquillity and convenience. It is surrounded by an array of independent bars, delightful cafes, and boutique establishments. You will find yourself at the heart of a thriving community, with endless entertainment options just moments away.

As you step through the flat door, you are greeted by the hallway that not only provides access to all areas but also offers a convenient recessed under stairs storage area. The bathroom, with white suite, tiled floors, and walls, includes a recessed cabinet and display shelving, adding a touch of elegance.

Moving into the open plan living area, you'll find a stylish white-fronted kitchen, complete with a breakfast bar and integrated appliances. The lounge area features an original exposed brick wall, infusing the space with character and charm. With three double-glazed windows overlooking Robert Street, natural light spills through, creating a warm and inviting atmosphere.

The second bedroom, separated from the lounge by a sliding door, spans a generous 23', offering versatility that allows it to be incorporated into the living space if desired. Whether used as a bedroom, home office, or additional entertainment area, this room provides ample functionality to suit any lifestyle.

Venturing to the top floor, you discover an impressive principal suite. This spacious bedroom boasts a skylight window and a delightful feature round window that adds a touch of architectural splendour. The exposed brickwork weaves a tale of history and character, while built-in wardrobes provide plentiful storage. The accompanying shower room across the hallway completes this superb floor.

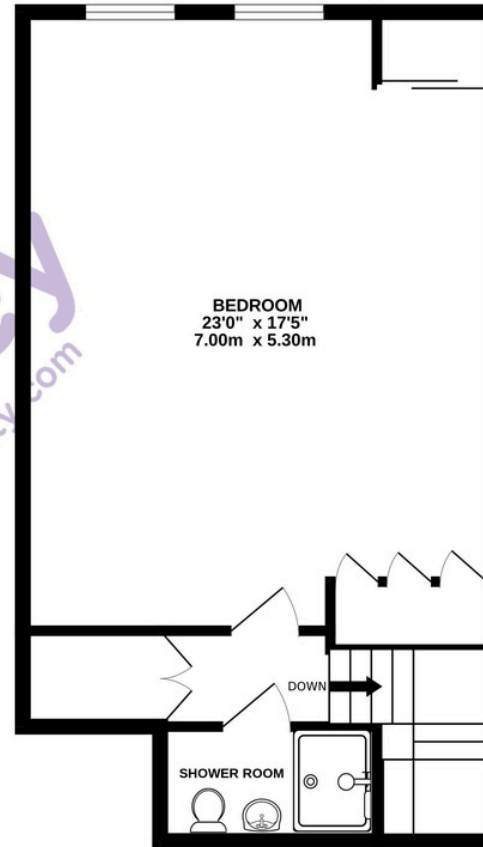
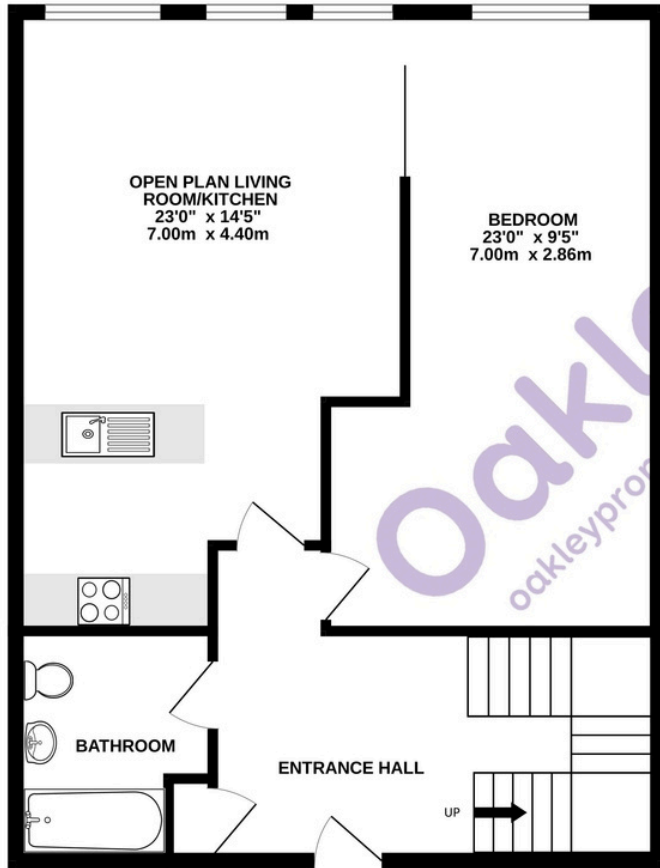
Further enhancing its appeal, this property features wood flooring and offers a smooth transaction with no onward chain. For added convenience, a passenger lift and secure cycle store are available.

With a generous internal area spanning 1166 square feet (108.3 square metres), this superb residence allows you to savour the grandeur of a Victorian conversion while embracing the contemporary lifestyle that Brighton offers.



SECOND FLOOR

THIRD FLOOR



TOTAL FLOOR AREA : 1166sq.ft. (108.3 sq.m.) approx.
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Agents Notes

Tenure Leasehold
977 Year Lease Term Remaining
Ground Rent TBC
Service Charge £1,464.32 Quarterly
Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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