



Robert Street, Brighton, BN1 4AH
Asking Price £450,000

Robert Street, Brighton, BN1 4AH

Spacious two bedroom maisonette with modern kitchen, period features, and own street entrance. Superb central location near Brighton Station, seafront, and North Laine's vibrant independent shops and cafes.

Located on the sought-after Robert Street in Brighton's North Laine conservation area, this two-storey maisonette, slightly set back from the pavement, offers an exceptional opportunity to own a spacious and well-appointed property in the heart of the city. With a share of freehold, no onward chain, and an enviable location within walking distance of Brighton Railway Station, the seafront, and a wealth of local amenities, this home is perfect for those seeking convenience and style.

The property boasts its own private street entrance, which is enhanced by a fanlight window that adds a touch of character. Stepping inside, you are welcomed into the lounge featuring a multi-paned bow window that fills the room with natural light. The lounge also benefits from built-in cupboards and shelving within the chimney recesses, offering both charm and practicality. An under-stairs storage cupboard provides additional space for keeping your home organised.

Moving through the hallway, you will find further built-in storage cupboards before arriving at the kitchen and dining area. This modern, sleek kitchen is thoughtfully designed with ample cupboard space and offers enough room to accommodate a large dining table and chairs. Ideal for entertaining or casual family meals, this space presents both form and function in equal measure.

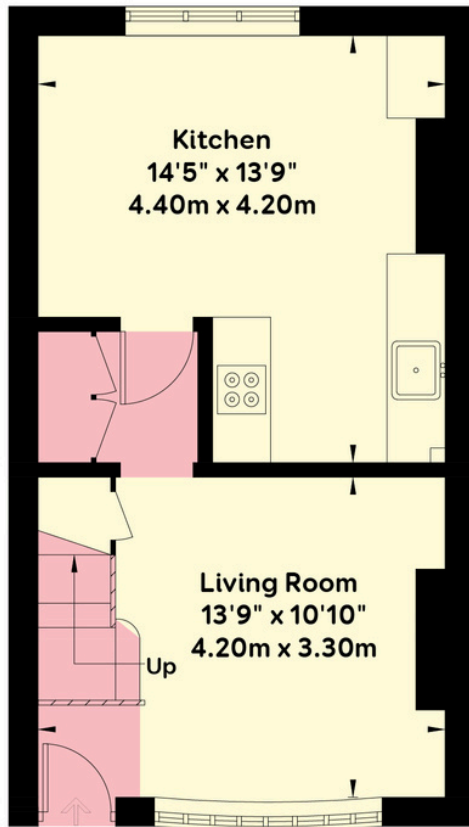
The first floor features a small landing that provides access to two well-proportioned bedrooms and the bathroom. Bedroom two, situated at the front of the property, features a large multi-paned bow window that enhances the room's sense of space and light. Bedroom one, located at the rear, includes built-in wardrobes within the chimney recesses, ensuring plenty of storage while maintaining the room's clean lines.

The family bathroom is both stylish and practical, featuring a bathtub with a shower overhead, a WC with a concealed cistern, a wash basin, and a skylight window that adds natural light to the space.

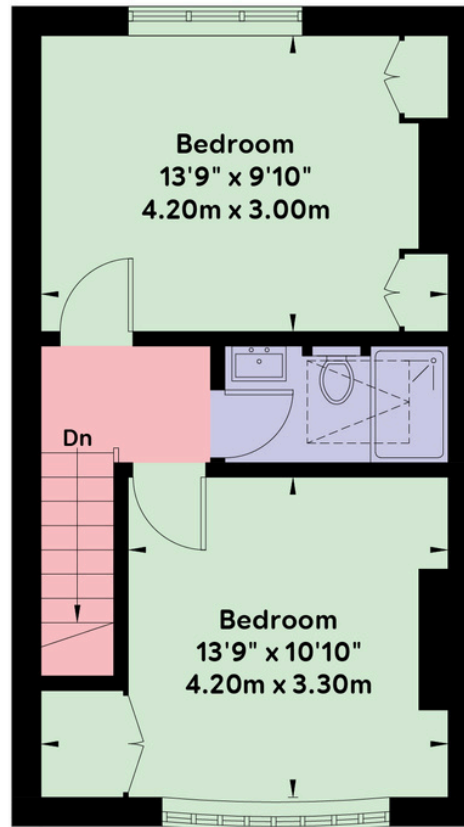
The maisonette spans 714 square feet (66.4 square metres) and benefits from a prime position on a quiet one-way street. Despite its tranquil setting, the property is just moments away from the North Laine's lively area, renowned for its eclectic mix of independent boutiques, cafes, and bars. Fitness enthusiasts will appreciate the proximity to local gyms, while shopping, dining, and entertainment options abound.

With its blend of period features, modern conveniences, and an unbeatable central location, this property represents a unique opportunity for buyers looking to enjoy the best of Brighton's city lifestyle. Don't miss the chance to make this superb maisonette your home.





Ground Floor
33.2 sq m / 357 sq ft



First Floor
33.2 sq m / 357 sq ft

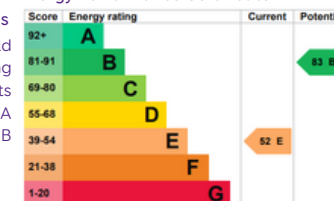
APPROXIMATE GROSS INTERNAL AREA = 66.4 sq m / 714 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

Copyright Bespoke Property Marketing 2025



Energy Performance Certificate



Agents Notes

Tenure Share Of Freehold
982 Year Lease Remaining
Service Charge Split ½ Of All Costs
Ground Rent N/A
Council Tax Band B



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



Oakley

Your Sussex Property Expert

Brighton & Hove Office
01273 688 881

3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
sales@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Lewes Town & Country



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property

