



Guide price £490,000

TENURE : LEASEHOLD

Robert Street, Brighton

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

2 Bedroom Apartment

Accessible Brighton Station

Passenger Lift

Communal Bicycle Store

North Laine Conservation Area

Lease 980 years remaining

Port Hall Estates

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Summary

Occupying a central city centre location in the historic and vibrant North Laine conservation area with its array of shops, restaurants and cafe bars being accessible to Brighton mainline railway station and many of the city's tourist attractions.

Second floor of this imposing period property approached by passenger lift and providing light and airy contemporary accommodation comprising a delightful 24 x 16'9 open plan lounge/dining room, principal bedroom with En-suite shower room and sliding door, opening onto lounge offering opportunity for additional entertaining space. Bedroom 2 and family bathroom.

The flat has electric heating, double glazed windows with shuttering and is briefly arranged as follows:

L-SHAPED ENTRANCE HALL:

Electric radiator, inset ceiling down lighters, storage cupboard with Mega Heatrae Sadia water cylinder.

BEDROOM 1: 10'6 x 8'6 plus door recess

Range of built in wardrobe cupboards with mirror fronted sliding doors with hanging and shelved storage space, natural brick wall, window, laminate flooring, electric wall mounted heater.

FAMILY BATHROOM:

Fully tiled walls and floor, tiled bath with mixer tap and hand shower and rain head above, wash hand basin with contemporary mixer tap, low-level WC with concealed cistern, inset cosmetic shelving with down lighters and with medicine cabinet, extractor fan, inset ceiling down lighters, vertical heated towel rail.

MASTER BEDROOM: 16'3 x 10'6

Wooden flooring, two sets of built in book cases with storage cupboards below, old style electric radiator, double-glazed windows with shuttering, en-suite shower room: fully tiled walls, walk-in double shower unit with mixer valve, wash hand basin, low-level WC with concealed cistern, inset shelving with inset lights and medicine cabinet, tiling to walls and floor, vertical style radiator. sliding doors opening onto:

OPEN PLAN SITTING ROOM/KITCHEN: 24' x 16'9

Modern range of white gloss units incorporating cupboards, drawers, work surface, inset double bowl sink unit with mixer tap, integrated washing machine, integrated dishwasher, storage shelving, built in Neff oven and microwave, additional pull out shelved unit, space for fridge and freezer, breakfast bar with Neff hob with shelving under, space for two seats, wooden flooring, wall mounted electric radiator, TV aerial point, remote controlled inset electric fire, shuttering to double-glazed windows, natural brickwork, inset ceiling down lighters.



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