



Argus Lofts, Robert Street, BN1 4AY

Asking Price £575,000

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An expansive 111 sqm two-bedroom maisonette within Brighton's iconic Argus Lofts building, offering versatile living in the vibrant North Laine conservation area.

Located within the highly sought-after North Laine conservation area, this exceptional two-bedroom maisonette offers a unique blend of historic charm and contemporary living. Situated in the prestigious Argus Lofts, a former printing works originally constructed circa 1885 and sympathetically converted into residential apartments in 2003, this property presents a rare opportunity to acquire a substantial home in one of Brighton's most desirable locations.

Spanning an impressive 111 square metres, this spacious maisonette is thoughtfully arranged over the second and third floors, providing a versatile living space that caters to a variety of needs. Upon entering, residents are immediately struck by the property's character plus its warm and inviting atmosphere.

The heart of this magnificent property is its open-plan kitchen and living area, a generously proportioned space designed for modern living and entertaining. The kitchen is well-appointed, offering ample storage and workspace, seamlessly flowing into the living area where natural light abounds. This expansive layout ensures a sociable environment, perfect for hosting guests or enjoying quiet evenings at home. The versatility of this area allows for various furniture configurations, enabling residents to tailor the space to their personal preferences and lifestyle.

There are two bathrooms, a significant advantage for a two-bedroom residence, providing convenience and flexibility for residents and guests alike. These facilities are finished to a good standard, complementing the overall quality of the home.

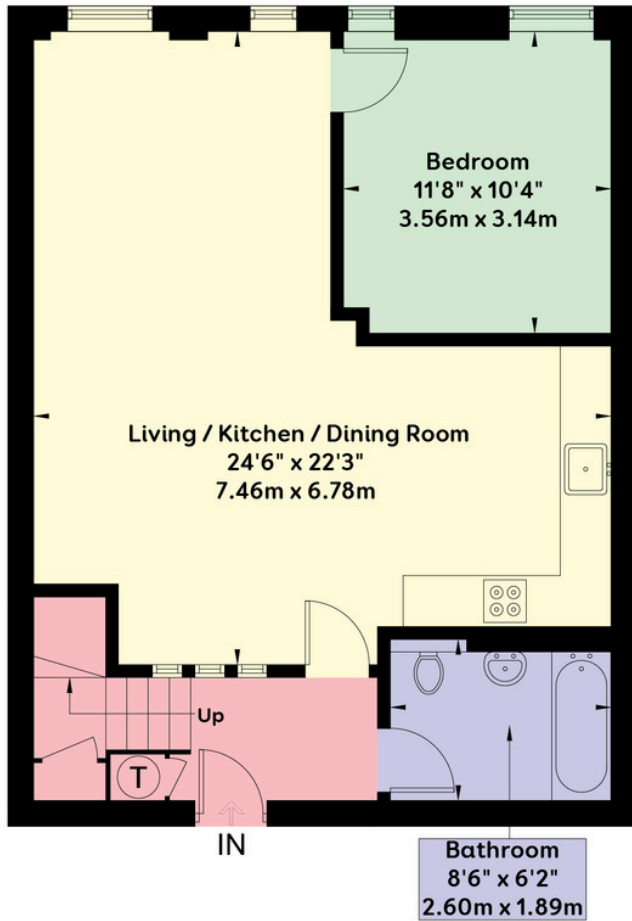
The property boasts two well-proportioned double bedrooms, each offering a peaceful retreat from the bustling city below. The thoughtful design ensures privacy and comfort, making them ideal for relaxation. The principle bedroom has exposed original brickwork that pays homage to its industrial heritage.

Further enhancing the appeal of this Argus Lofts residence is the convenience of a passenger lift, providing easy access to the second floor. This practical amenity is a valuable addition, particularly for those with mobility considerations or when transporting shopping and luggage. The building's conversion in 2003 was executed with an eye for detail, preserving much of its original character while integrating modern comforts and efficiencies.

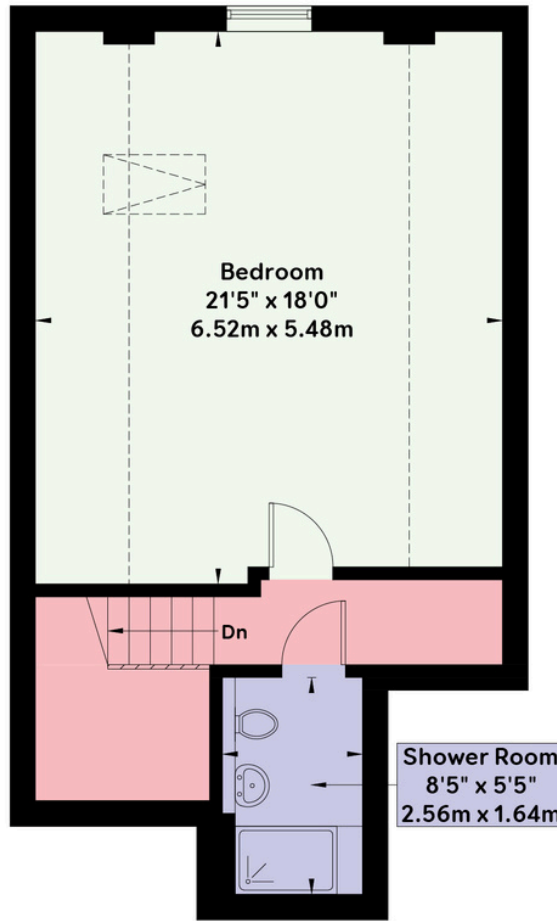
The location in the North Laine conservation area is undoubtedly one of this property's most compelling attributes. Renowned for its eclectic mix of independent boutiques, artisanal cafes, vibrant restaurants, and cultural attractions, the North Laine offers an unparalleled urban experience. Residents will find themselves within easy walking distance of Brighton's mainline railway station, providing excellent links to London and beyond, as well as the iconic seafront and the Royal Pavilion. The area is celebrated for its bohemian atmosphere and strong community spirit, making it a truly special place to live.

This two-bedroom, two-bathroom maisonette in Argus Lofts represents a superb opportunity to acquire a substantial and characterful home in a prime Brighton location. Its generous proportions, historic features, and versatile layout, combined with the convenience of modern amenities and an unbeatable address, make it an exceptionally desirable property.





Second Floor
61.5 sq m / 661 sq ft



Third Floor
34.8 sq m / 374 sq ft

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA) = **96.3 sq m / 1035 sq ft**
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) = **82.2 sq m / 884 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).

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Agents Notes

Tenure Leasehold
 975 Year Lease Term Remaining
 Service Charge Approx £667 Per Month
 Ground Rent Approx £250 Per Annum
 Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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