



Argus Lofts, Robert Street, BN1 4AY
Asking Price £425,000

Argus Lofts, Robert Street, BN1 4AY

Spacious two bedroom, two bathroom apartment in the Argus Lofts within Brighton's sought after North Laine area.

Situated on the first floor this modern corner apartment offers light and spacious accommodation in a perfect location.

As you step into the property, you are greeted by a welcoming hallway with built-in storage cupboards and elegant karndean vinyl tiles laid in parquet style flooring. The fantastic dual-aspect open-plan living area steals the show, boasting floor-to-ceiling windows that flood the space with natural light. The modern kitchen, complete with quartz work surfaces and a breakfast bar, seamlessly blends into the lounge area, creating the perfect space for entertaining guests or simply relaxing in style.

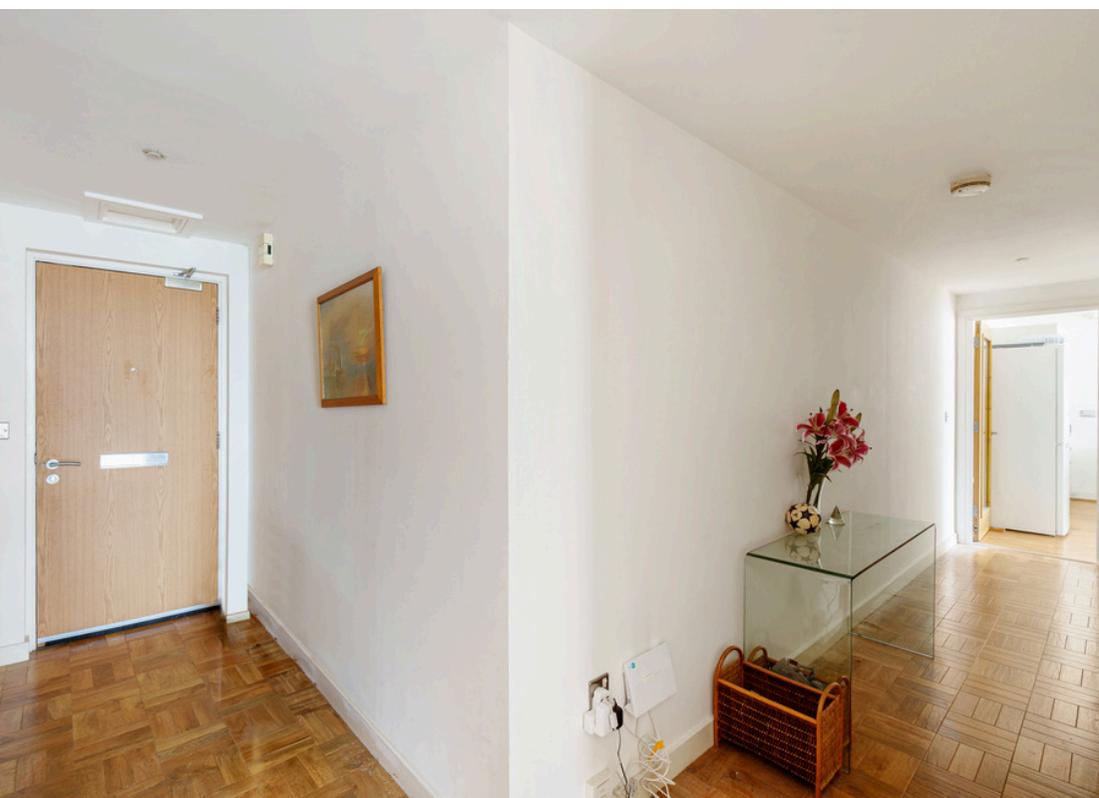
The spacious principle bedroom suite exudes sophistication, boasting wooden shutters that add a touch of flair and privacy while allowing natural light to filter through. The en-suite shower room adds a touch of luxury, providing a private oasis within the apartment. The second bedroom offers versatility, featuring a sliding door that can be opened up to seamlessly connect with the lounge area. Whether you're in need of a home office, a cozy den, or an additional guest room, this adaptable space caters to your needs effortlessly. There is also a separate well appointed bathroom off the hallway.

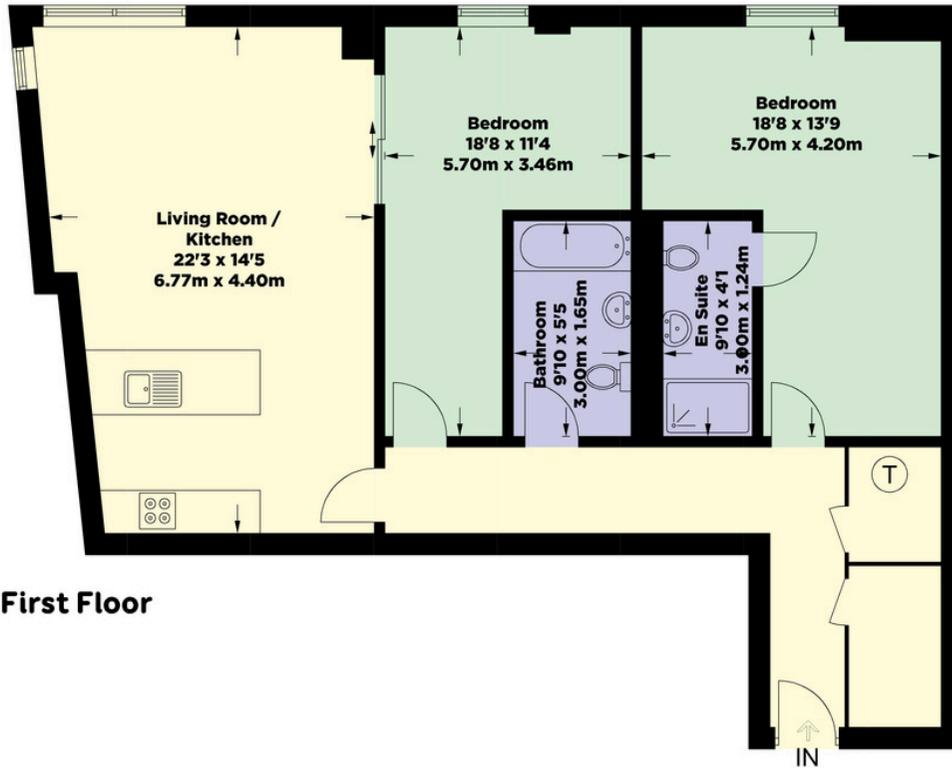
A secure bicycle store is located within the building, providing a safe place to store your bicycle. The building also features a passenger lift, making access to your apartment effortless.

Situated within walking distance of Brighton station, the seafront, and high street shopping, this apartment offers real convenience. Imagine enjoying a leisurely stroll by the beach, exploring the bustling streets of Brighton, or effortlessly hopping on a train for a day trip to London.

If you're a fan of independent bars, cafes, restaurants, and boutiques, you will be delighted by the excellent North Laine area surrounding Argus Lofts. Immerse yourself in Brighton's vibrant culture, discover hidden gems, and indulge in culinary delights, all just a stone's throw away from your new home.

Boasting approximately 1008 square feet (93.7 square meters) and no onward chain, this apartment provides ample space for comfortable living. The double glazing throughout ensures a peaceful oasis away from the city's hustle and bustle, allowing you to relax and unwind at the end of each day.





First Floor

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) = **1003 sqft / 93.2 sqm**
 APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA) = **1008 sqft / 93.7 sqm**

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).
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
 Copyright Oakley Property 2024



Agents Notes

- Tenure Leasehold
- 978 Year Lease Term Remaining
- Service Charge Approx £5,278.36 Per Annum
- Ground Rent N/A
- Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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

