



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

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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.

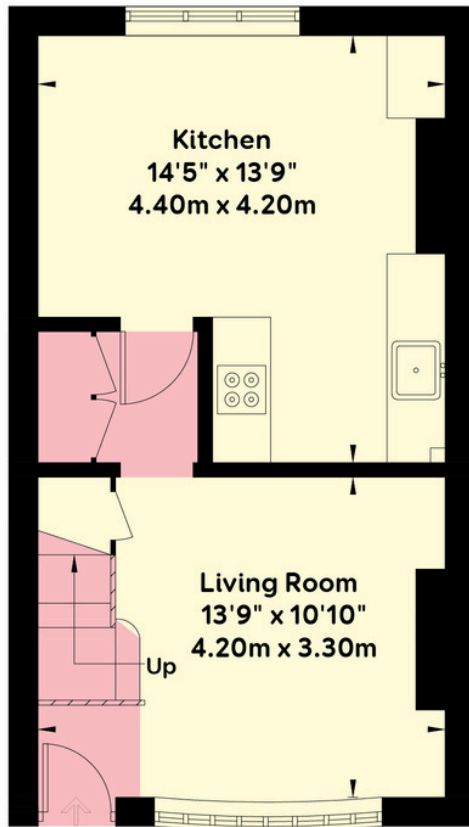
The first floor features a small landing that provides access to two well-proportioned bedrooms and the bathroom. Bedroom two, situated at the front of the property, features a large multi-paned bow window that enhances the room's sense of space and light. Bedroom one, located at the rear, includes built-in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

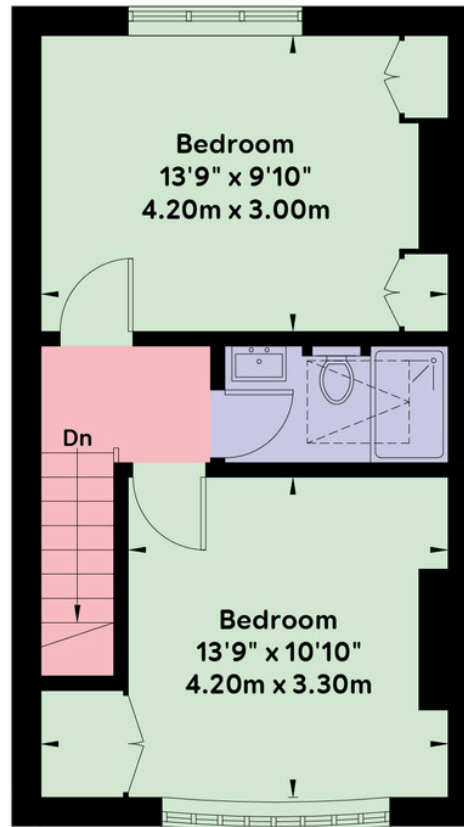
The maisonette spans 714 square feet (66.4 square metres) and benefits from a prime position on a quiet one-way street. Despite its tranquil setting, the property is just moments away from the North Laine's lively area, renowned for its eclectic mix of independent boutiques, cafes, and bars. Fitness 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).

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Agents Notes
 Tenure Share Of Freehold
 982 Year Lease Remaining
 Service Charge Split ½ Of All Costs
 Buildings Insurance £382 Per Annum
 Ground Rent N/A
 Council Tax Band B



Please note:

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