

**Argus Lofts, Robert Street, Brighton, BN1 4AY**

OIEO £550,000







# Argus Lofts, Brighton, BN1 4AY

- North Laine Conversation Area
- Prestigious Development
- Beautifully Presented
- Bathroom & En-Suite
- Two Double Bedrooms
- Close To Brighton Station
- Passenger Lift
- West Facing Roof Top Views
- No Onward Chain

## The Property

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Situated in the heart of Brighton's highly sought-after North Laine Conservation Area, this exceptional two-bedroom apartment in the prestigious Argus Lofts development offers a unique opportunity for stylish urban living. The property is conveniently located moments from Brighton Station, making it ideal for commuters, and is surrounded by the vibrant shops, cafés, and cultural attractions that the area is known for.

The apartment is beautifully presented throughout and showcases a thoughtfully designed interior that maximises light and space. The spacious reception room provides a versatile living area, with ample space for dining and entertaining, complemented by large windows that flood the space with natural light. The west-facing aspect offers stunning rooftop views, creating the perfect backdrop for relaxing evenings.











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The property features two generously sized double bedrooms, both of which have been tastefully decorated to create inviting and comfortable spaces. The principle bedroom benefits from an en-suite shower room, equipped with modern fixtures and fittings, while the second bedroom is serviced by a separate, well-appointed main bathroom.

The modern kitchen has been designed with both style and functionality in mind, offering ample storage, sleek countertops, and integrated appliances. It seamlessly connects to the main living area, enhancing the sense of flow and openness.

Residents of Argus Lofts enjoy the convenience of a passenger lift, ensuring easy access to the apartment, as well as the peace of mind that comes with living in a secure and maintained development. The property is offered with no onward chain, making it an attractive option for buyers looking to move quickly.

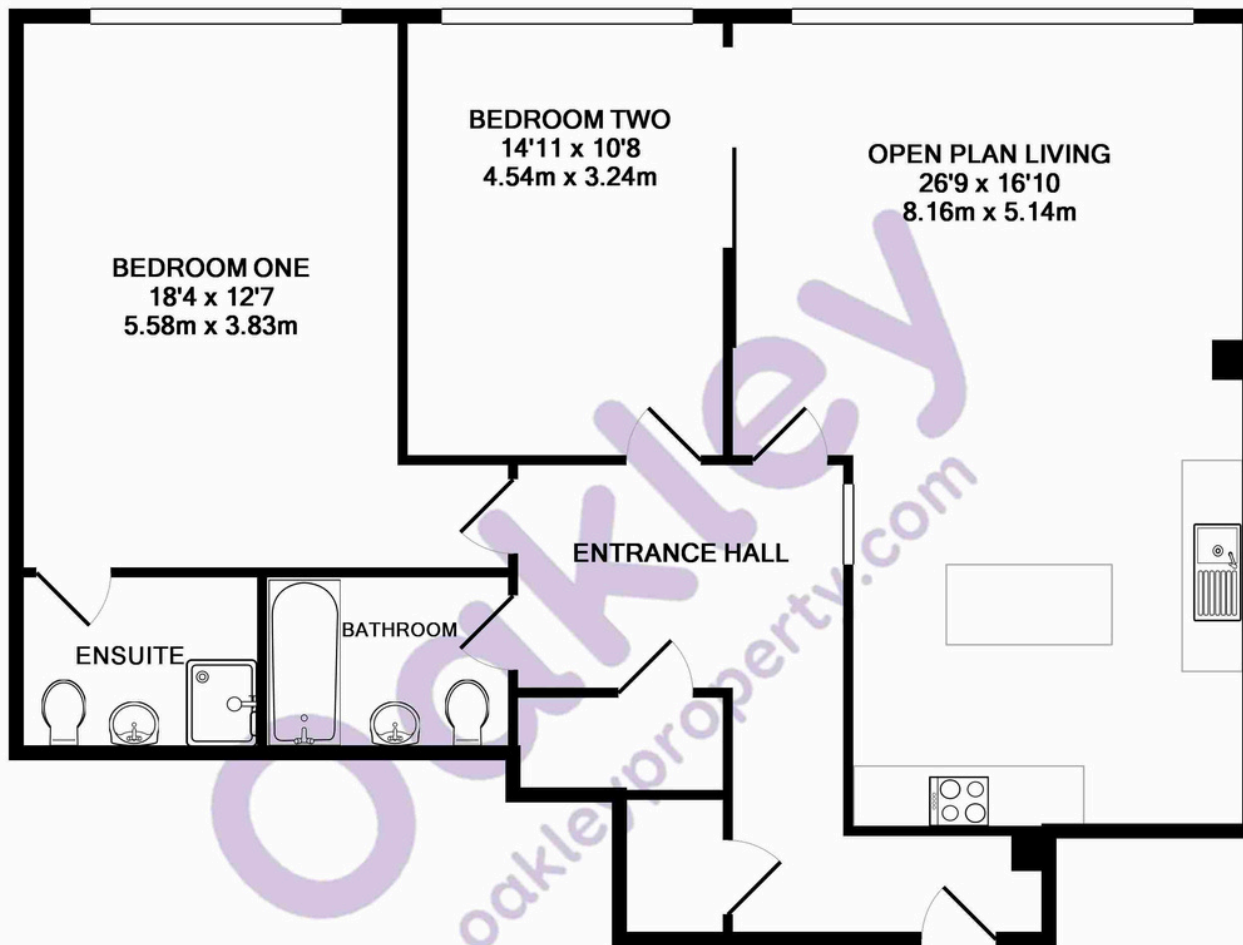
### The Location

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This apartment's location is truly unbeatable. The North Laine Conservation Area is one of Brighton's most vibrant and desirable neighbourhoods, known for its unique character and eclectic mix of independent shops, restaurants, and galleries. Brighton Station is just a short walk away, providing excellent transport links to London and beyond, while the seafront and city centre are also within easy reach.

With its impressive presentation, prime location, and range of modern conveniences, this apartment is sure to appeal to professionals, investors, and anyone looking to enjoy all that Brighton has to offer. Don't miss the chance to make this stunning property your new home.





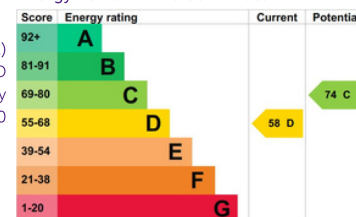
ARGUS LOFTS, ROBERT STREET, BRIGHTON, EAST SUSSEX, BN1 4AY  
TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.5 SQ.M.)

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Agents Notes  
Tenure 999 Year Leasehold (From 2002)  
Council Tax Band D  
Service Charge - Approximately £1,689.67 Quarterly  
Ground Rent - £0

#### Energy Performance Certificate



# Oakley

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