



Argus Lofts, Robert Street, Brighton, BN1 4AY
Offers In Excess Of £300,000

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A bright, modern first-floor apartment in the highly desirable North Laine, offering open-plan living and a superb location.

Located in the very heart of Brighton's highly sought-after North Laine, this contemporary one-bedroom first-floor apartment presents an exceptional opportunity for those seeking a vibrant city lifestyle. Boasting a prime location, residents will find themselves immersed in a dynamic neighbourhood renowned for its eclectic mix of independent boutiques, artisan cafes, lively pubs, and diverse eateries, all just moments from their doorstep. The property is ideally positioned for easy access to Brighton mainline station, making it perfect for commuters, whilst the iconic seafront and cultural attractions are also within a comfortable stroll.

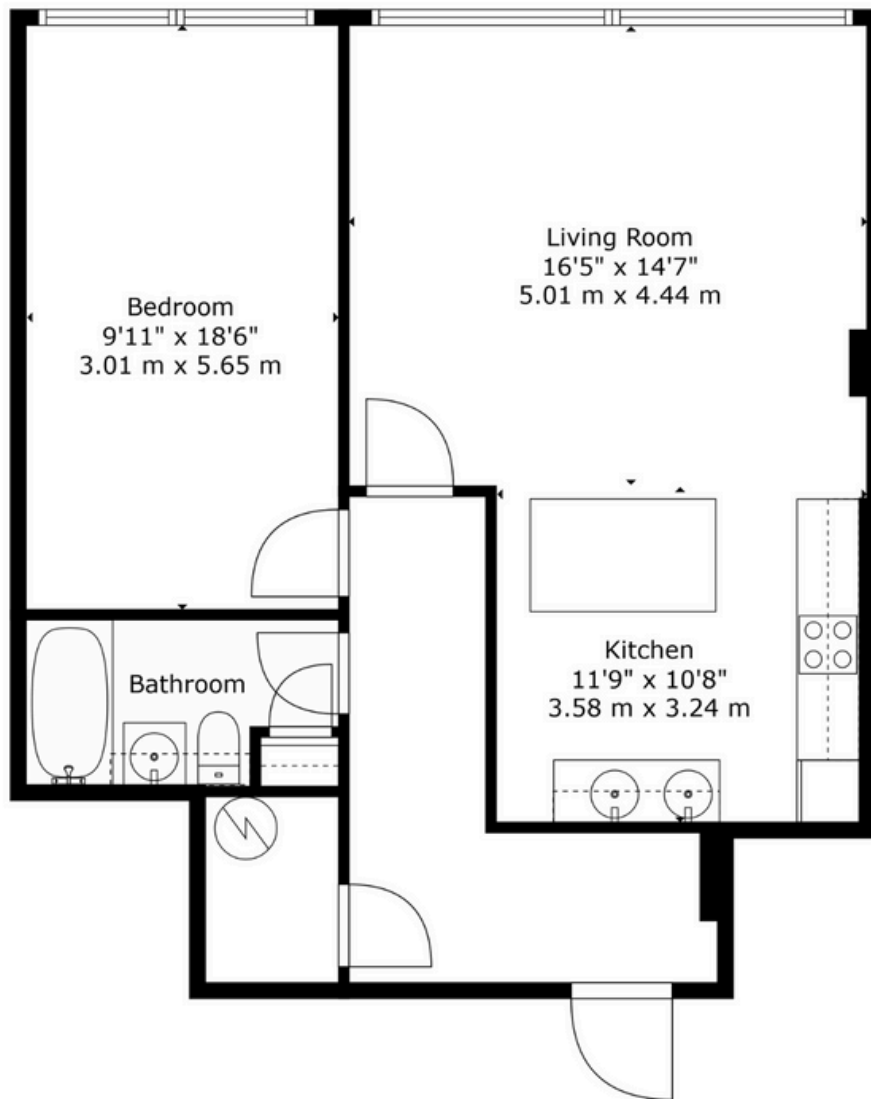
Upon entering, what is the largest one bedroom apartment in the building at 77 Sqm, you are greeted by a bright and fresh interior that immediately conveys a sense of modern living. The accommodation is thoughtfully designed to maximise space and natural light, creating an inviting atmosphere throughout. The open-plan living space is undoubtedly the heart of this home, offering a versatile area for relaxation, dining, and entertaining. Large windows ensure the room is bathed in sunlight, enhancing the airy feel and providing a pleasant outlook onto the bustling surroundings of Argus Lofts.

The modern fitted kitchen seamlessly integrates with the living area, featuring sleek cabinetry, ample worktop space, and appliances. This well-appointed kitchen is not only aesthetically pleasing but also highly functional, catering to all culinary needs, whether preparing a quick breakfast or hosting a dinner party. The contemporary design ensures a cohesive and stylish aesthetic that complements the overall modern feel of the apartment.

The great size bedroom offers a tranquil retreat from the urban buzz. Designed with comfort in mind, it provides generous space for a double bed and additional furnishings, ensuring a peaceful night's sleep. The neutral decor allows for personalisation, enabling the new owner to create their ideal sanctuary. Adjacent to the bedroom, the well-appointed bathroom continues the modern theme, featuring contemporary fixtures and fittings, a clean design, and all the essentials for daily convenience.

With its combination of modern comforts, bright interiors, and an unbeatable location in one of Brighton's most iconic districts, this property truly offers the best of city living.





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Agents Notes

Tenure Leasehold
976 Years Remaining On The Lease
Service Charge Approx £4,736 Per Annum
Ground Rent Approx £250 Per Annum
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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