



Argus Lofts, Robert Street, Brighton, BN1 4AY
Asking Price £475,000

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Discover this superb two-bedroom apartment in the highly sought-after North Laine Conservation Area, Brighton. Offering an open-plan living space, modern amenities, and excellent transport links, it's perfect for city living with no onward chain.

Located in the historic and vibrant North Laine Conservation Area, this exceptional two-bedroom apartment at Argus Lofts presents a rare opportunity to acquire a stylish home in one of Brighton's most desirable locations. Perfectly positioned for those seeking the quintessential Brighton lifestyle, this property combines contemporary living with unparalleled convenience.

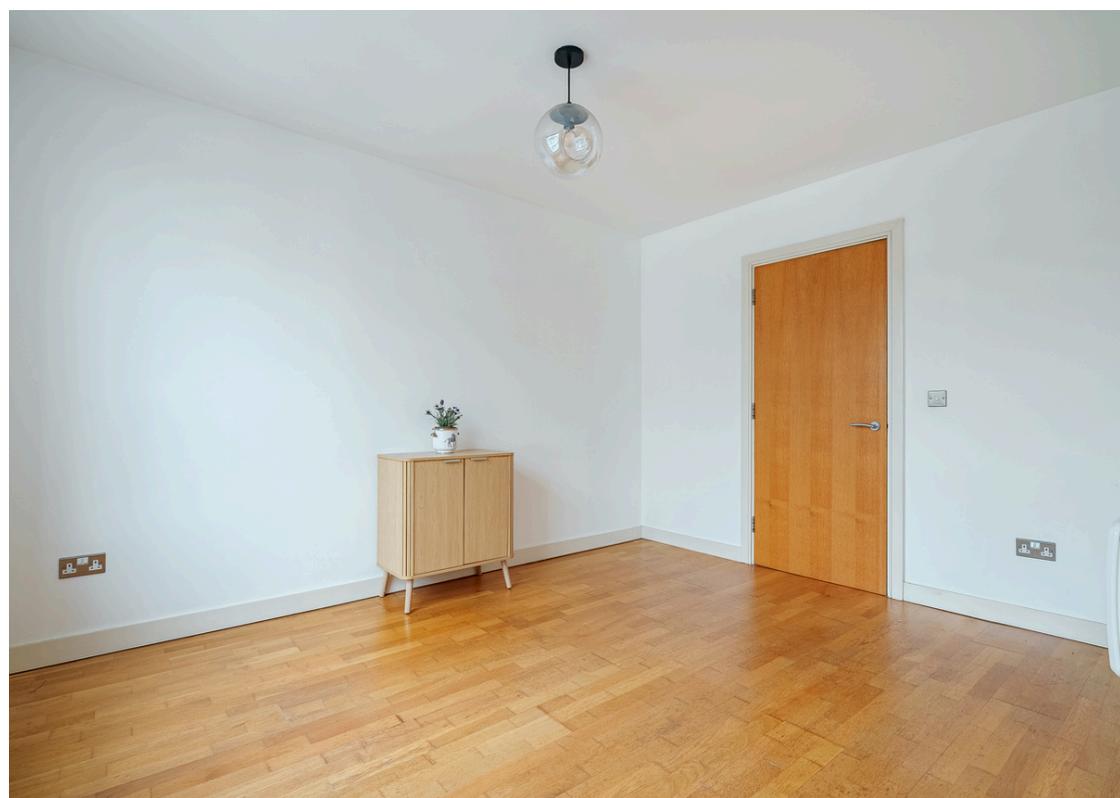
On entering, you are welcomed by a spacious hallway providing access to all rooms, including a thoughtfully designed open-plan kitchen and living area, creating a bright and inviting space ideal for both relaxation and entertaining. The modern kitchen is well-appointed with ample storage and workspace opening out into the comfortable living zone. This versatile layout allows for flexible furnishing arrangements, catering to various lifestyle needs.

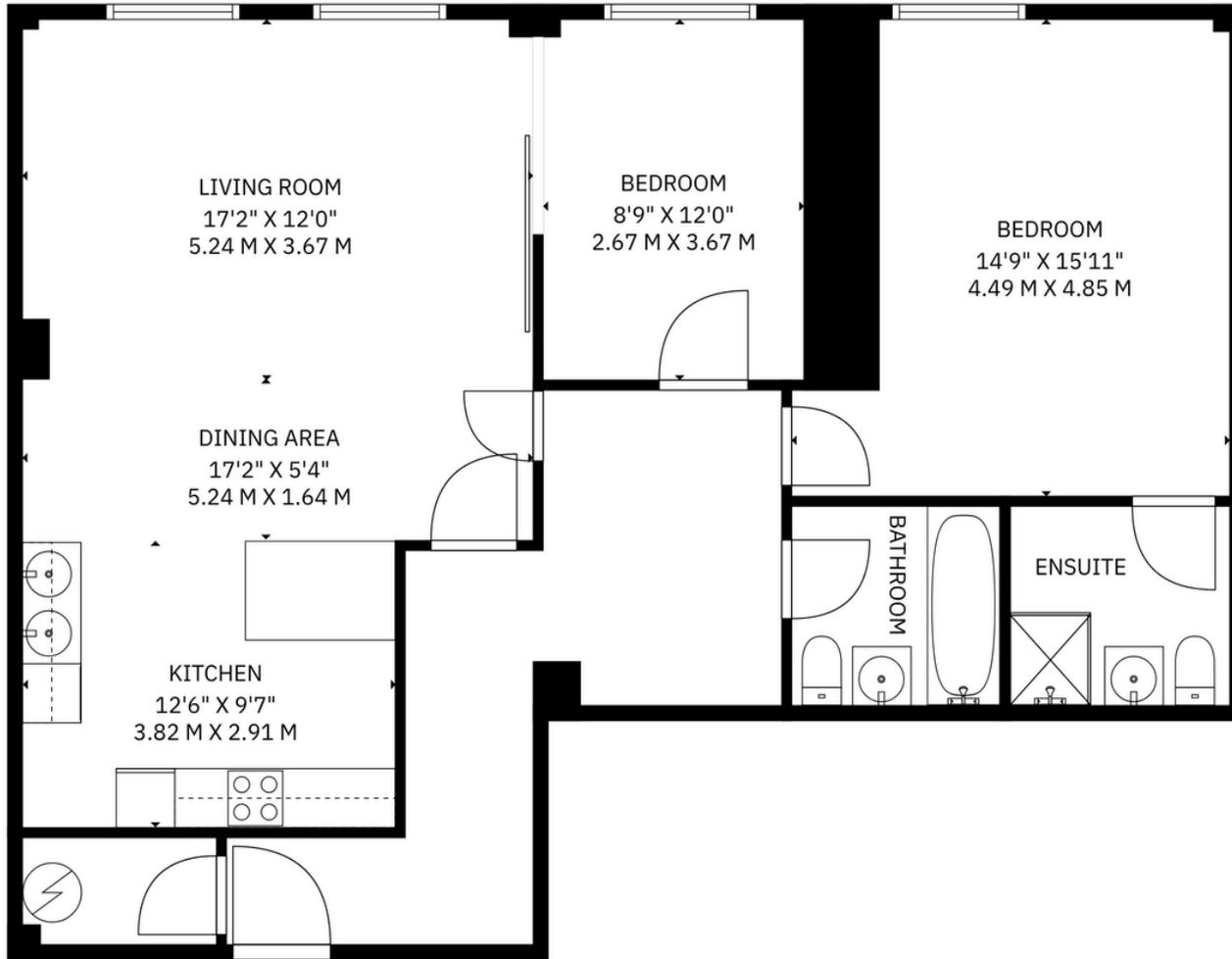
The apartment boasts two well-proportioned bedrooms, providing comfortable retreats. The principal bedroom offers a peaceful sanctuary connected by sliding doors to the main living area, while the second bedroom could serve equally well as a guest room, home office, or creative studio, highlighting the property's adaptable living space. Contemporary bathrooms serve both bedrooms, featuring modern fixtures and fittings.

One of the significant advantages of this property is its prime location. Situated within the North Laine, residents benefit from immediate access to an eclectic mix of independent shops, cafes, restaurants, and cultural attractions. Brighton's famous seafront and pier are also just a short stroll away, offering endless leisure opportunities.

For commuters, the proximity to Brighton Station is a major draw, providing excellent rail links to London and beyond, making this an ideal choice for professionals. The building itself benefits from a passenger lift, ensuring easy access to all floors, and a communal bicycle storage area, a practical feature for city dwellers.

Offered with no onward chain, this apartment is ready for its new owners to move in and start enjoying all that Brighton has to offer. Whether you are a first-time buyer, looking for a city bolthole, or an investor seeking a high-demand rental property, this Argus Lofts apartment represents a fantastic opportunity. Its blend of modern comfort, versatile living space, and an unbeatable location makes it a truly compelling proposition.





Total Area: 96 sq.m (990 sq.ft)

This floor plan is for illustrative purposes only, It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement.

Agents Notes
 Tenure Leasehold
 999 Years Lease From 2002
 Service Charge Approx £7,500 Per Annum
 Ground Rent £250 Per Annum
 Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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