



**Argus Lofts, Robert Street, Brighton, BN1 4AY**  
Guide Price £425,000-£450,000

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

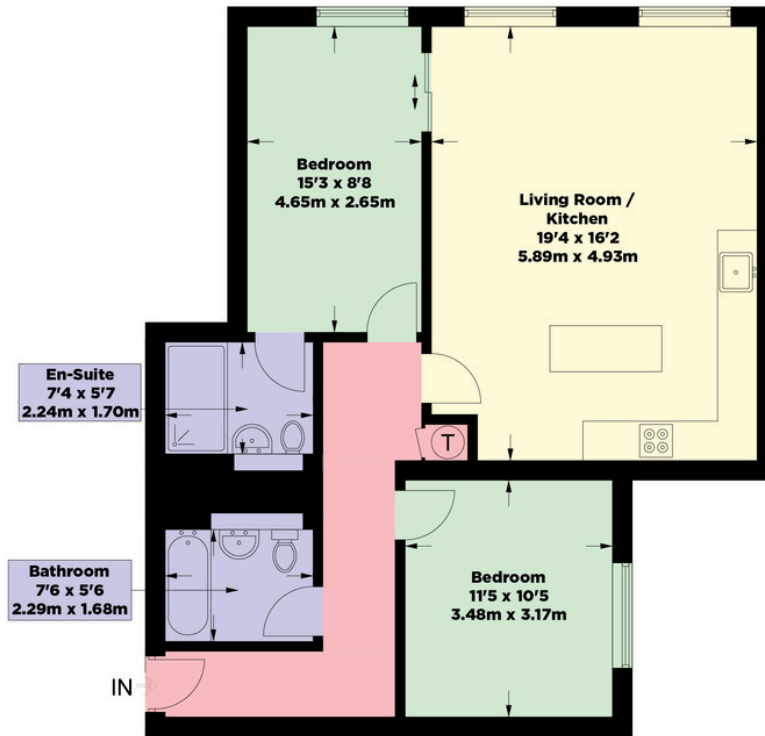
Superb first floor two bedroom two bathroom apartment in the ever popular Argus Lofts development in the heart of the city. Available with no onward chain.

The property is accessed from Robert Street, passenger lift/stairs lead to the second floor. This beautifully presented apartment offers versatile living space briefly comprising, hallway, spacious open plan living area with newly fitted modern kitchen, two double glazed feature windows overlooking Robert Street, wooden sliding door offering versatile options for using the space available, two double bedrooms with built in wardrobes, fully tiled en-suite shower room, fully tiled bathroom located opposite the second bedroom, wooden floors to the lounge area, hallway and main bedroom.

This stunning Victorian building, previously The Argus printing works and has been transformed in to superb loft style apartments. Located in the delightful North Laine conservation area with its vibrant history offers a melting pot of thriving culture; mixing chic vintage boutiques, bohemian artistry and colourful pubs around the orient style spectacle of the Royal Pavilion. Entertainments aplenty are on offer at Komedia venue/cinema, the Brighton Dome and The Theatre Royal which are on the proverbial doorstep. Brighton Railway Station (0.3 miles), the seafront (0.6 miles), Sainsbury supermarket (0.3 miles), Waitrose Supermarket (0.8 miles), The Churchill Square Shopping Centre (0.5 miles), The Brighton Centre (0.7 miles).







**Second Floor**  
**861 sq ft / 80.0 sq m**

APPROXIMATE GROSS INTERNAL AREA = **861 sqft / 80.0 sqm**

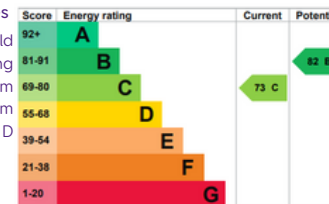
Floor plan is for illustration and identification purposes only and is not to scale.  
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
 This floor plan has been produced in 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.  
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**Agents Notes**

Tenure Leasehold  
 977 Year Lease Term Remaining  
 Service Charge Approx £4,801.60 Per Annum  
 Ground Rent £250 Per Annum  
 Council Tax Band D

**Energy Performance Certificate**



**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.



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