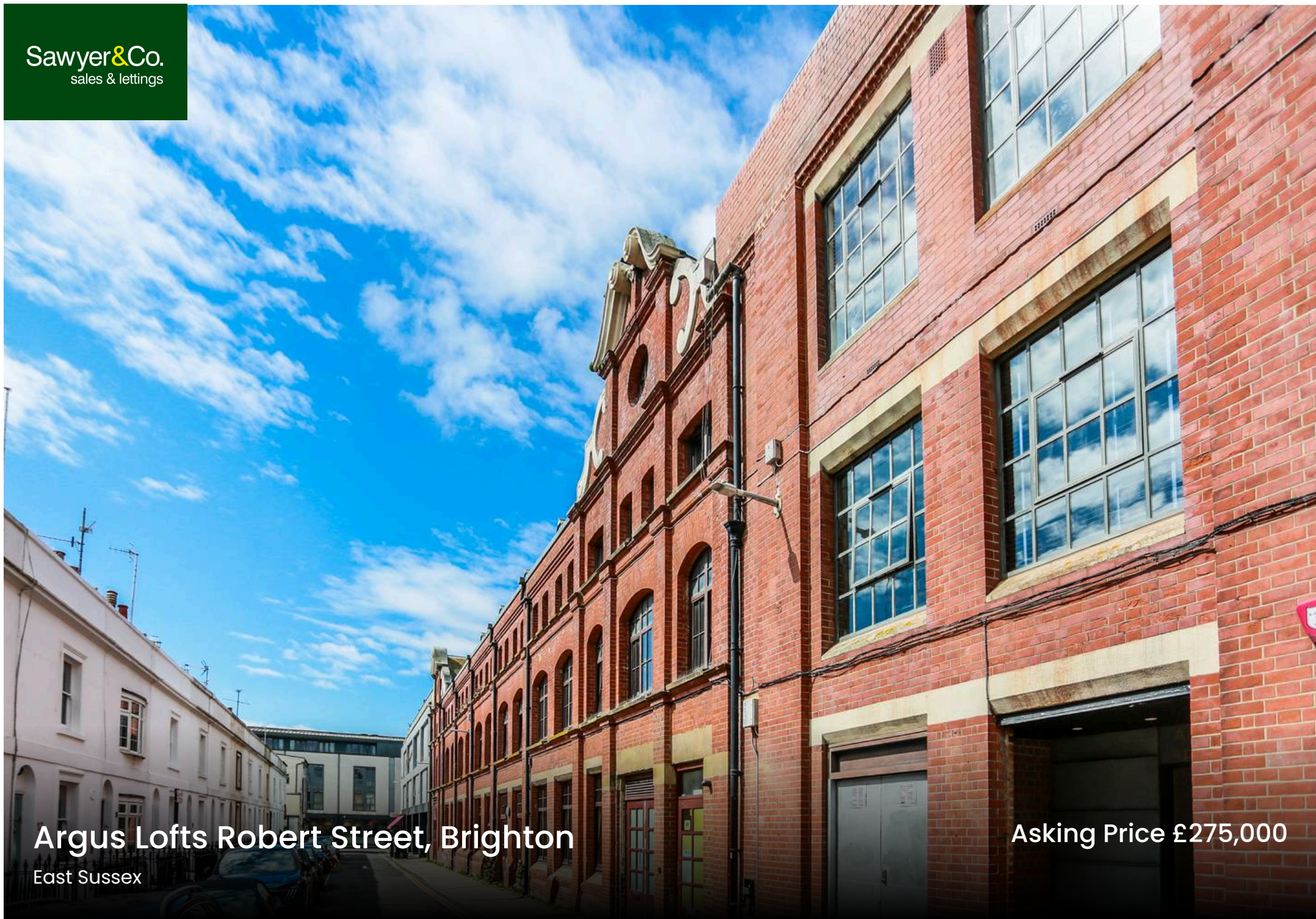


**Sawyer&Co.**  
sales & lettings

**Argus Lofts Robert Street, Brighton**

East Sussex

**Asking Price £275,000**





## Argus Lofts, Brighton

Situated in the heart of Brighton in the prestigious Argus Lofts development, close to Brighton Mainline Station, this unique and spacious ONE-BEDROOM FIRST FLOOR WEST-FACING APARTMENT with LIFT offers stylish urban living. Sold with NO ONWARD CHAIN and SHARE OF FREEHOLD.

Located in Brighton's vibrant North Laine in the centre of the city, this contemporary apartment measures an impressive 77 sq m and is the largest one-bedroom apartment in the development, if not central Brighton. Thoughtfully designed to make the very best use of space and natural light, at the heart of the home is a spacious 40 sq m open-plan living area, perfectly suited to both everyday living and entertaining. Large windows flood the room with daylight to create an airy, welcoming space, while its west-facing aspect captures the afternoon and evening sun. The modern fitted kitchen sits seamlessly within the living space, combining style and practicality with sleek cabinetry, generous worktop areas, and integrated appliances.



The good-sized double bedroom easily accommodates additional furniture, complemented by a stylish bathroom featuring a bath with an overhead shower. Finished in neutral tones throughout, this apartment offers the perfect blank canvas for personal touches and individual styling. Residents also benefit from a passenger lift, together with communal secure bike storage on the ground floor and the assurance of a secure and well-maintained development.

Argus Lofts is a sought-after apartment block designed by Conran and Partners on the site of the former Evening Argus printworks. Known for its industrial design featuring exposed brickwork, large windows, high ceilings, and open-plan living spaces, this local landmark combines its industrial past with contemporary city living.



### **The Local Area**

Perfectly positioned within the ever-popular North Laine Conservation Area, this apartment enjoys one of Brighton's most sought-after locations. Renowned for its buzzing atmosphere and distinctive character, North Laine offers an eclectic mix of independent boutiques, cafés, restaurants and galleries right on the doorstep. Ideal for commuters, Brighton Mainline Station is only a short stroll away, providing convenient links to London and beyond, while the city centre and seafront can also be easily reached on foot.

### **Further Information**

Robert Street is situated in parking zone Y, and this apartment is in council tax band D, which is currently charged at £2,579.44 for 2026/27.

EPC rating - D / Council Tax - D / Parking - Y

\*This address isn't eligible for a resident permit, but you can apply for visitor permits.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

### **TENURE & OUTGOINGS**

Tenure: Leasehold with Share of Residential Management Company (RMC)

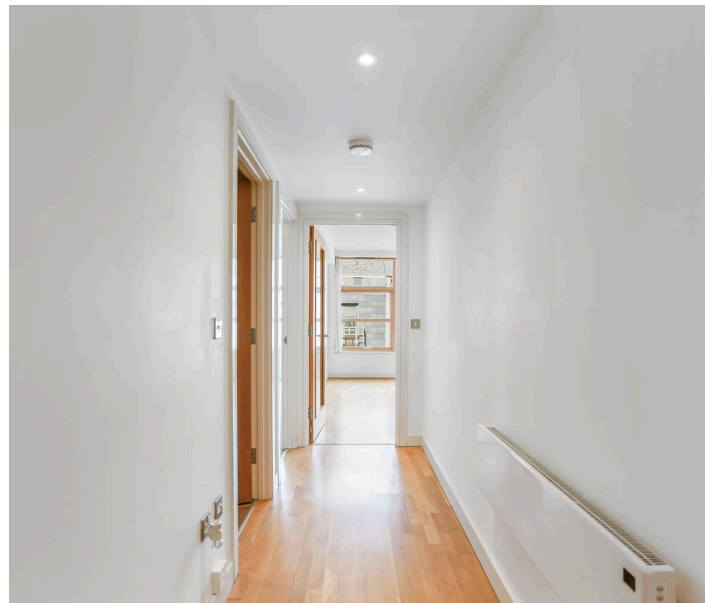
Unexpired term on lease - 975 years

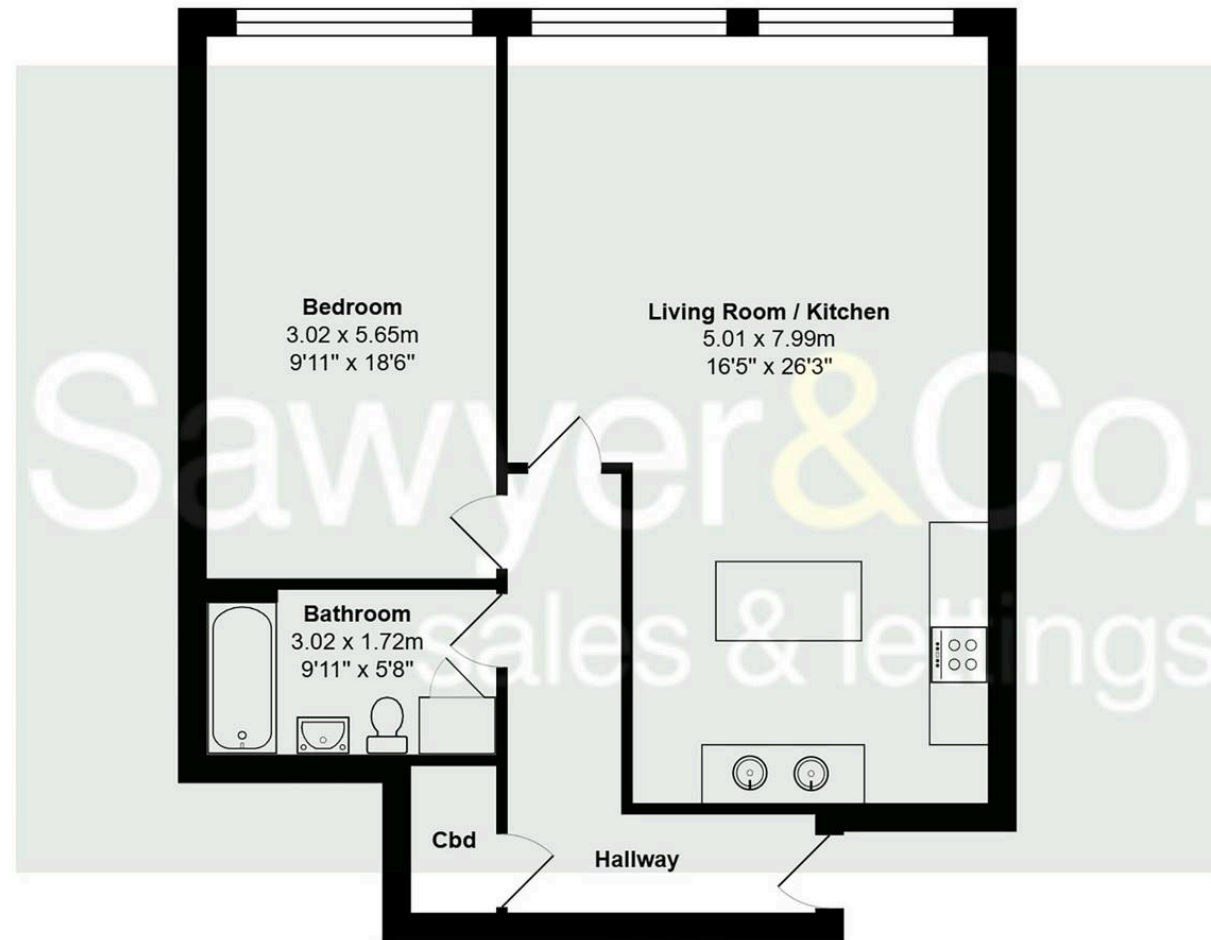
Service Charge: £6,028.44 per annum

Ground Rent: £250 per annum (fixed for next 75 years)

Managing agents: Hunters Estate and Property Mgt Ltd

This information has been provided by the seller. Please obtain verification via your legal representative.





**Total Area: 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.

\*Some images have been virtually staged for illustrative purposes.