



## Robert Street, Brighton



Guide Price  
£450,000  
Leasehold

- TWO DOUBLE BEDROOMS
- LOFT STYLE APARTMENT
- SITUATED IN THE HEART OF BRIGHTON'S NORTH LAINES
- LONG LEASE
- TWO BATHROOMS

\*\*\*GUIDE PRICE: £450,000 - £475,000\*\*\*

Robert Luff & Co are delighted to bring to market this spacious loft apartment forming part of this sought after development in the heart of the North Laines originally the Evening Argus printworks redesigned by Conran and partners to a high specification. The accommodation is bright and airy with a stunning open plan living room ideal for entertaining, two double bedrooms, and an en suite shower room plus a full bathroom, the kitchen area has integrated appliances and flows into the well-configured living space. The common parts are secure and offer a passenger lift. The eclectic mix of bars, restaurants, and shops of North Laines are around the corner, and Brighton station with the fast service to Gatwick and London is a short walk away. A great location for those wanting stylish living in the heart of the city with easy access to all facilities it has to offer including the beach.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Agents Notes

Tenure: Leasehold Remainder Of 999 Years

Service Charge: £1200 Quarterly

Ground Rent: £250 Per Annum

EPC Rating: D

Council Tax Band: D

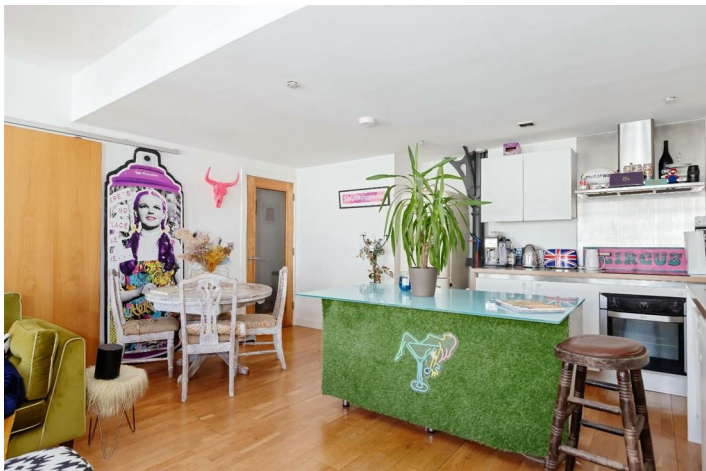
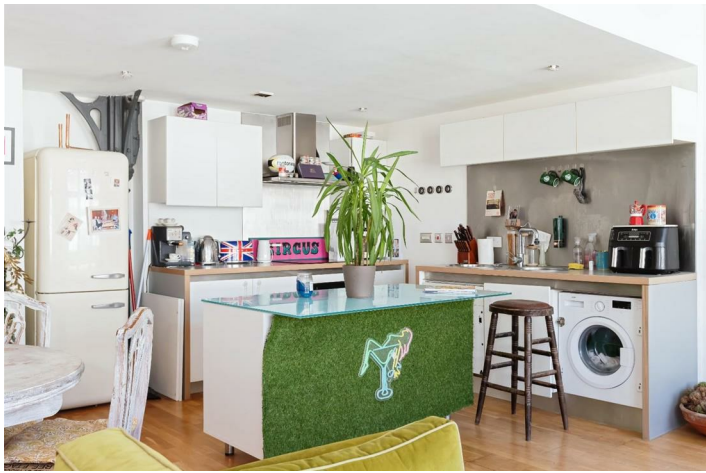
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Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	58
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.