

Robert Street, Brighton

East Sussex

Guide Price **£190,000**



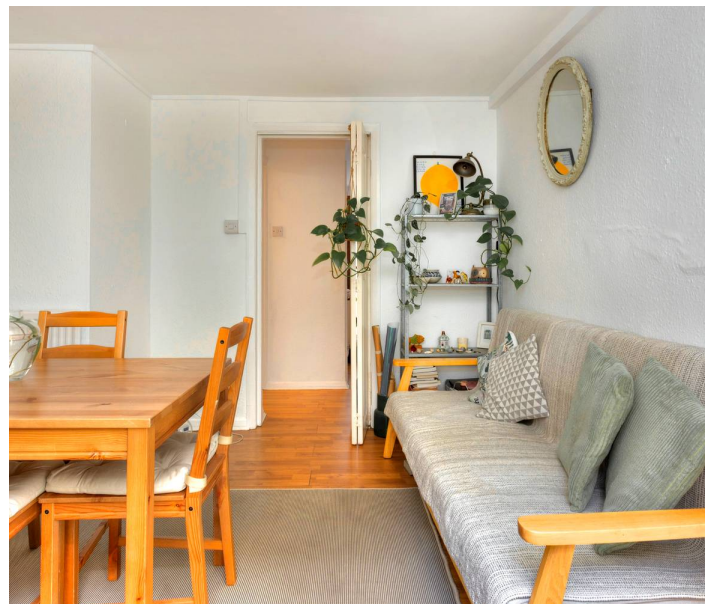


Robert Street, Brighton

Located in Brighton's historic lanes within the North Laine conservation area, close to Brighton mainline station and a short distance from the seafront. A bright ONE BEDROOM LOWER GROUND FLOOR APARTMENT, with a private COURTYARD GARDEN and OWN ENTRANCE. Sold with NO ONWARD CHAIN.

Set within a row of attractive period terraced cottages, this bright apartment benefits from its own private entrance. The open-plan lounge/kitchen/diner creates a welcoming main living space, complemented by a separate double bedroom and bathroom.

Outside, the private courtyard patio garden offers valuable outdoor space in this city centre setting, creating a lovely extension to the living accommodation and an ideal spot to relax and entertain.





THE LOCAL AREA

Conveniently located in the heart of Brighton's North Laine conservation area, this incredibly central home is perfectly situated for commuters and those who enjoy having everything on their doorstep. Renowned for its vibrant atmosphere and distinctive character, North Laine offers an eclectic mix of independent boutiques, cafés, restaurants, theatres, and galleries.

A short stroll takes you to Western Road, North Street, and Churchill Square Mall, all of which provide a wide variety of high street stores, while the seafront and Brighton beach can also be easily reached on foot.

Public transport links are exceptional; Brighton train station is just a five-minute walk away, offering direct services to Gatwick and London, while regular local bus routes provide easy access to all parts of the city and beyond.





FURTHER INFORMATION

Robert Street is situated in parking zone Y, and this apartment is in council tax band A, which is currently charged at £1,719.63 for 2026/27.

EPC rating - C

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

Unexpired term on lease - 153 years

Service Charge & Ground Rent: no formal annual charges. Maintenance collected on a as-required basis.

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





Total Area: 28.9 m² ... 311 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co– Brighton

211 Preston Road, Brighton – BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • 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.