



Total Area Approx 456.75 sq ft

4 Frederick Gardens, Brighton, BN1 4TB

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**£550,000 Freehold**

## 4 Frederick Gardens, Brighton, BN1 4TB

Situated in a charming twitten in the heart of the city centre, this attractive 1820s two bedroom terraced cottage has been subject to a recent major revamp with an array of modern comforts. The modernisation works in 2017 included re-wiring with ample USB sockets and LED strip lighting, re-plumbing including boiler and NEST heating controls, part underfloor heating, damp proofing and double glazed sash windows plus bi-fold doors to rear garden. The accommodation consists of a reconfigured open-plan living space with modern fitted kitchen with granite worktops and coloured glass splashbacks. The bathroom is well appointed and both bedrooms can accommodate double beds. The delightful front garden is a tranquil space to relax and watch the world go by and the secure rear courtyard is a suntrap which connects via the bi-fold doors to the house. Great location in the sought-after North Laine Conservation Area with its diverse range of independent shops, cafés and bars and within five minutes' walk to Brighton Station and the seafront.

### Approach

Accessed via a twitten that runs between North Road and Gloucester Road. Front garden is paved with flower borders stocked with various shrubs and picket fence boundaries.

### Lounge

3.75m x 3.27m (12'3" x 10'8")

Engineered oak flooring, double glazed sash window to front with plantation shutters. Concealed LED strip lights with mood lighting, and understairs storage cupboard. Open-plan to:

### Kitchen

4.26m x 2.57m (13'11" x 8'5")

Tiled floor with electric underfloor heating, stairs to first floor and bi-fold doors to garden. Range of modern units at eye and base level with 'Blue Pearl Royal' granite worktops and coloured glass splashbacks. Inset stainless steel sink with mixer tap and concealed lighting over, fitted electric oven, induction hob with canopy extractor hood over, integrated fridge/freezer, space for washing machine and tumble dryer stacked.

### Bathroom

Tiled floor with electric underfloor heating. Panel-enclosed bath with shower mixer tap plus hand-held shower attachment on riser, shower screen and tiled splashbacks, low-level WC, wash basin with mixer tap, fitted heated demisting mirror over, shaver socket and heated towel rail.

### Landing

Painted wood flooring, access to insulated loft with drop-down ladder and light.

### Bedroom

3.14m x 3.30m (10'3" x 10'9")

Double glazed sash window to front with plantation shutters, fitted striped carpet.

### Bedroom

2.42m x 2.62m (7'11" x 8'7")

Double glazed sash window to rear, cupboard housing combi boiler.

### Rear Garden

West-facing courtyard with composite decking, walled boundaries and outdoor lighting.

- Attractive 1820s Terraced Cottage
- Two Double Bedrooms
- Major Refurb in 2017
- Custom-Made Double Glazed Sash Windows
- Part Underfloor Heating
- Potential for Roof Terrace (Subject to Consents)
- Ideal Second Home / Holiday Let
- Sought-After Location
- North Laine Conservation Area
- Accessed Via a Delightful Twitten

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>71</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Council Tax Band: **C**