



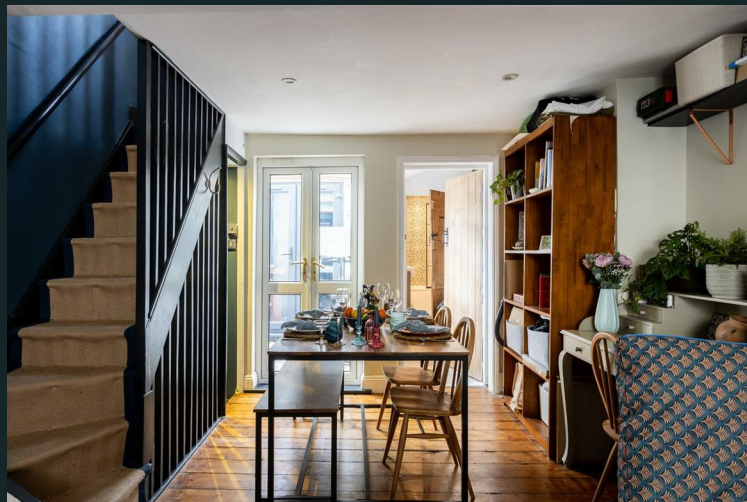
Frederick Gardens, Brighton

Guide price £425,000 - £500,000



Property highlights

- Built in 1820 with original period features retained
- Located on a pedestrianised street in the heart of the North Laine
- Cottage-style exterior with white picket fence and garden
- Open-plan living/dining room with exposed floorboards
- Original brick chimney with cast-iron fireplace
- Secluded westerly patio and versatile garden room
- Characterful kitchen with shaker units and butler sink
- Two double bedrooms on the first floor
- Bathroom with deep blue walls and mosaic tiles
- Convenient loft storage



Guide price £425,000 – £475,000. Charming Victorian mews house blending period features with modern living, tucked in Brighton's vibrant North Laine. Perfect for couples or small families.

The property

Built in 1820, this delightful Victorian mews house blends its rich history with the conveniences of modern living. Originally the home of the Foreman overseeing the construction of Brighton Station, it now offers a stylish and inviting retreat, ideal for a couple or small family.

Tucked away on the pedestrianised Frederick Gardens, in the heart of Brighton's lively North Laine, the property exudes charm from the moment you arrive. The cottage-style exterior, framed by a white picket fence and a pretty front garden, welcomes you through a striking blue front door. Inside, the open-plan living and dining room sets the tone with its original brick chimney, complete with a working cast-iron fireplace as the focal point. Exposed floorboards flow seamlessly throughout, while natural light streams in through double doors at the rear, opening onto a secluded westerly patio. Currently covered and used as a workout space, it could easily be uncovered to create an open-air retreat. Beyond the patio lies a versatile garden room, equipped with underfloor heating, water, and electrics – perfect for a home office, studio, or additional storage.

Off the living room, a handy utility area with built-in storage leads into a stylish bathroom. Painted in a deep, rich blue, the bathroom features mosaic tiling that complements the home's character beautifully.

The kitchen and breakfast room, located on the lower ground floor, showcases a perfect blend of period charm and functionality. Classic shaker-style wall and base units pair elegantly with stone-tiled floors and wooden work surfaces, while a white butler sink adds a timeless touch. The original cast-iron fireplace stove, set within an exposed brick chimney breast, serves as a standout feature. The boiler, discreetly concealed, was installed in 2022. A secondary front door provides convenient access, making it especially handy for bringing in groceries.

Upstairs, the first floor houses two lovely double bedrooms. The rear bedroom, smaller in size, accommodates a small double bed and a desk, making it an excellent option for a home office or occasional guest room. At the front of the house, the principal bedroom overlooks the quiet street and features a charming Victorian fireplace, along with built-in wardrobes and drawers. From the landing, a loft hatch provides access to a partially boarded loft, offering additional storage space.

This home effortlessly combines period charm, thoughtful updates, and a location that's second to none – a true gem in the heart of Brighton.

Additional property information

Property type: Terraced mews house

Tenure: Freehold

Council tax band: C

Parking: Permit required for zone Y

The area

Brighton's North Laine is a vibrant hub cherished by both locals and visitors. Bursting with indie cafés, boutique shops, eateries, and characterful pubs, it offers an unmistakable charm. At the end of the road, The Pond pub invites you for a pint with its friendly atmosphere and craft beer selection, while other renowned watering holes are just a short stroll away. This community-driven neighborhood is full of life, yet retains a town-like warmth that makes it an exceptional place to call home. With Brighton's iconic seafront, featuring the famous pier, pebbled beaches, and scenic promenades, just half a mile away, you'll never be short of ways to spend your day.

Transport links

Perfectly positioned for commuters, this property is just a three-minute walk from Brighton mainline station, with direct trains to London Bridge and London Victoria in under an hour, and Gatwick Airport in just 30 minutes. For those who drive, permit-holder parking spaces are available on nearby streets, making it convenient whether you're heading out of the city or exploring the Sussex coast.

Schools

Brighton isn't short of good schools for children of all ages and Frederick Gardens is well situated for easy access to a number of them. Brighton Girls independent school is a fifteen-minute walk away and Brighton College can be reached in eight minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School and Sixth Form, and BHASVIC College.

What we think

"This delightful home sits in the heart of Brighton's North Laine, on a street with a wonderfully warm community vibe. A true historical gem and a rare treasure."

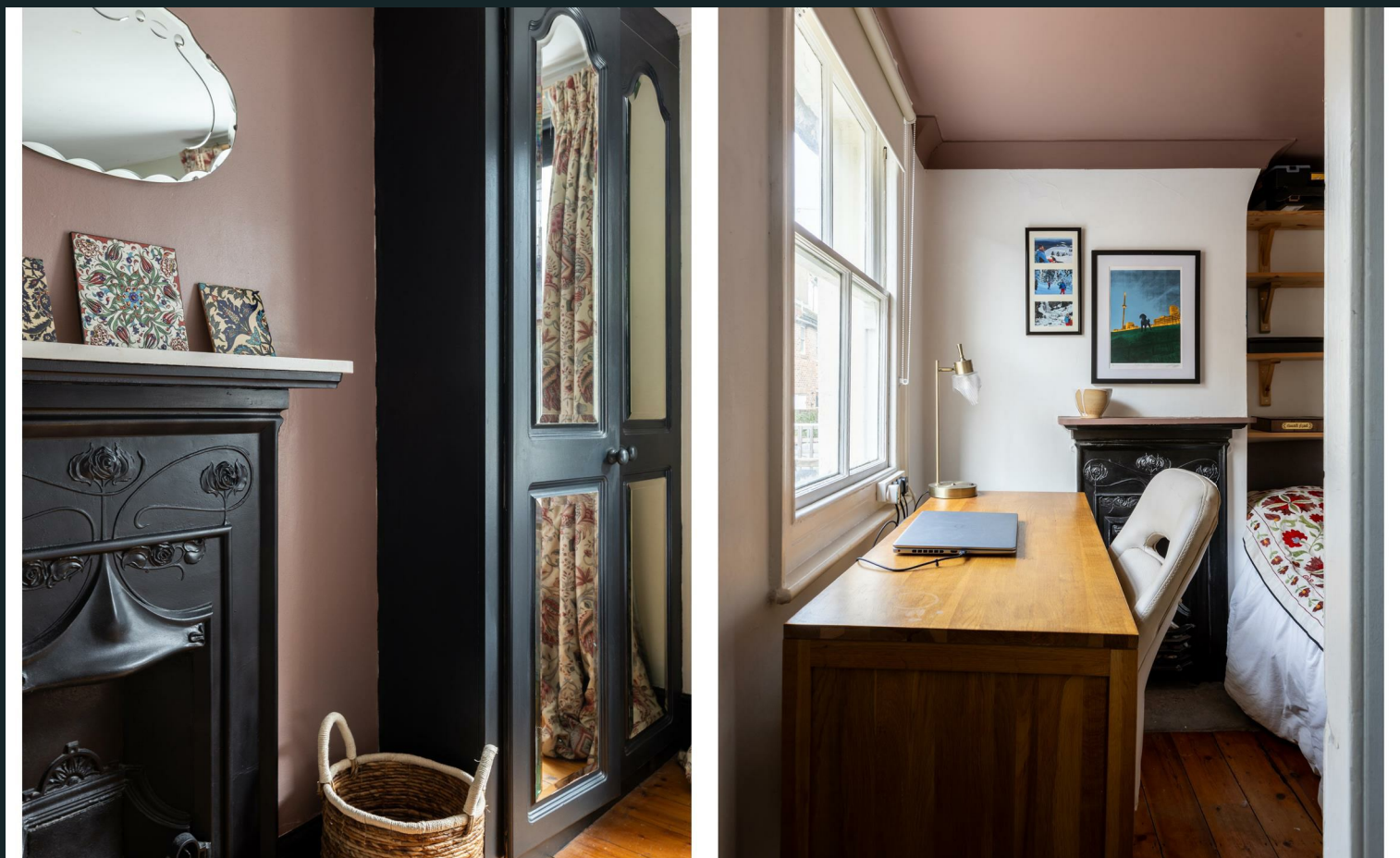
— Abi Radford, CMO & Co-Founder, Number Twenty Four





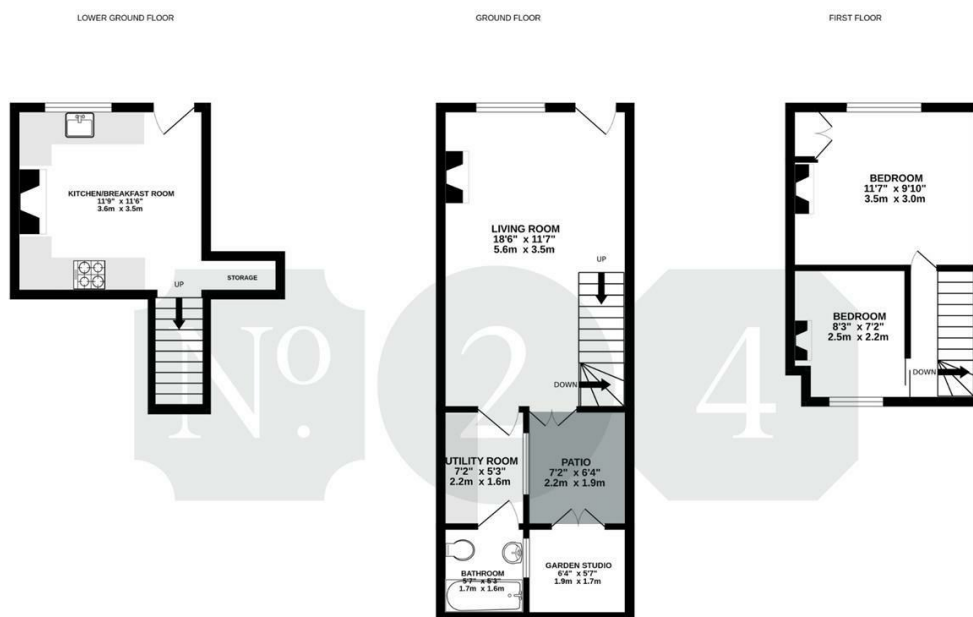












TOTAL FLOOR AREA: 673sq. ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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