



Guide Price
£400,000

Freehold

2x  1x  2x 

**Frederick Gardens,
Brighton, East Sussex,
BN1**

cubitt & west
Helping you move forwards



Main features

- Cottage located in quiet twitten, providing central yet tranquil location
- Walking distance to all the fun Brighton has to offer
- 4 minutes to Brighton train station
- Lovely features including vaulted ceiling upstairs and plenty of storage
- Front garden and rear patio

Accommodation

GROUND FLOOR

Entrance Porch

Lounge : 10'9 x 10'0 (3.28m x 3.05m)

Dining Area : 10'9 x 8'6 (3.28m x 2.59m)

Kitchen : 10'7 x 4'5 (3.23m x 1.35m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 10'9 x 10'1 (3.28m x 3.08m)

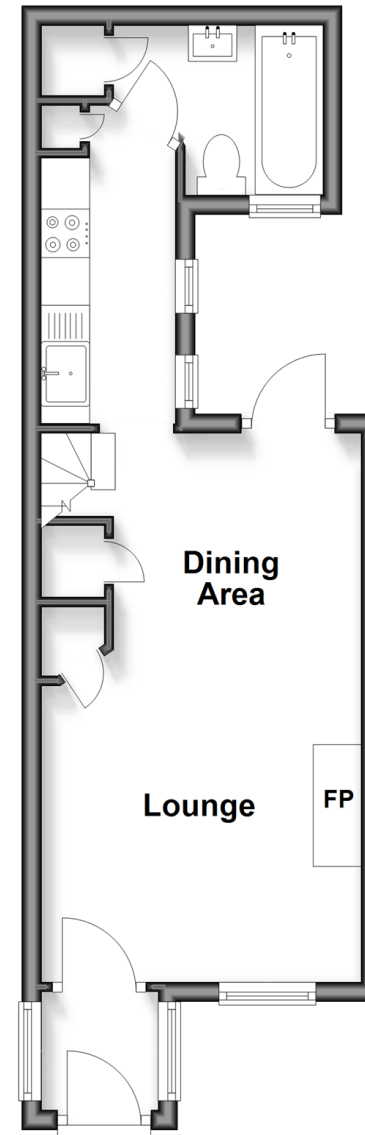
Bedroom 2: 8'4 x 7'10 (2.54m x 2.39m)

OUTSIDE

Patio

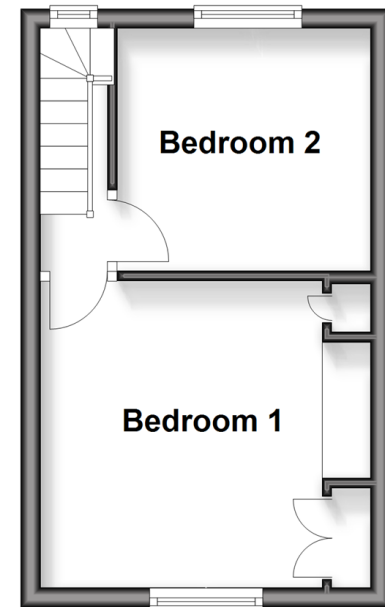
Ground Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



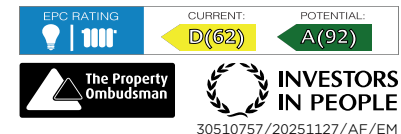
First Floor

Approx. 19.6 sq. metres (211.0 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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