



Frederick Gardens, BN1
Guide Price £425,000 - £450,000

ASTON
VAUGHAN

INTRODUCING

Frederick Gardens, BN1

2 Bedrooms | 1 Bathroom | Patio

Nestled in the highly sought-after Frederick Gardens, this charming two-bedroom house presents an exceptional opportunity to acquire a prime property in the heart of Brighton. This residence combines modern living with the convenience of a vibrant city centre location, making it perfect for professionals, couples, or as a lucrative investment.

Upon entering, you are greeted by a well-maintained interior that immediately conveys a sense of comfort and style. The ground floor features a bright and inviting reception room, providing ample space for relaxation and entertaining. This area flows seamlessly into the modern fitted kitchen, a true highlight of the home. Equipped with contemporary appliances and sleek bespoke cabinetry, it offers a functional and aesthetically pleasing space for culinary pursuits. The thoughtful design ensures maximum efficiency and storage, catering to all your daily needs.

Ascending to the first floor, you will find two generously proportioned bedrooms, each offering a peaceful retreat from the bustling city. These rooms are versatile, easily accommodating various furniture arrangements and personal touches.

A well-appointed downstairs bathroom serves the house, featuring modern fixtures and fittings, ensuring comfort and convenience for residents and guests alike.

One of the standout features of this property is its private outdoor spaces. To the rear, a secluded courtyard provides an ideal spot for al fresco dining, morning coffee, or simply unwinding in a tranquil setting. Additionally, a charming front patio offers another delightful area to enjoy the outdoors, perfect for potted plants or a small seating arrangement. These private outdoor areas are a rare and valuable asset in such a central location.

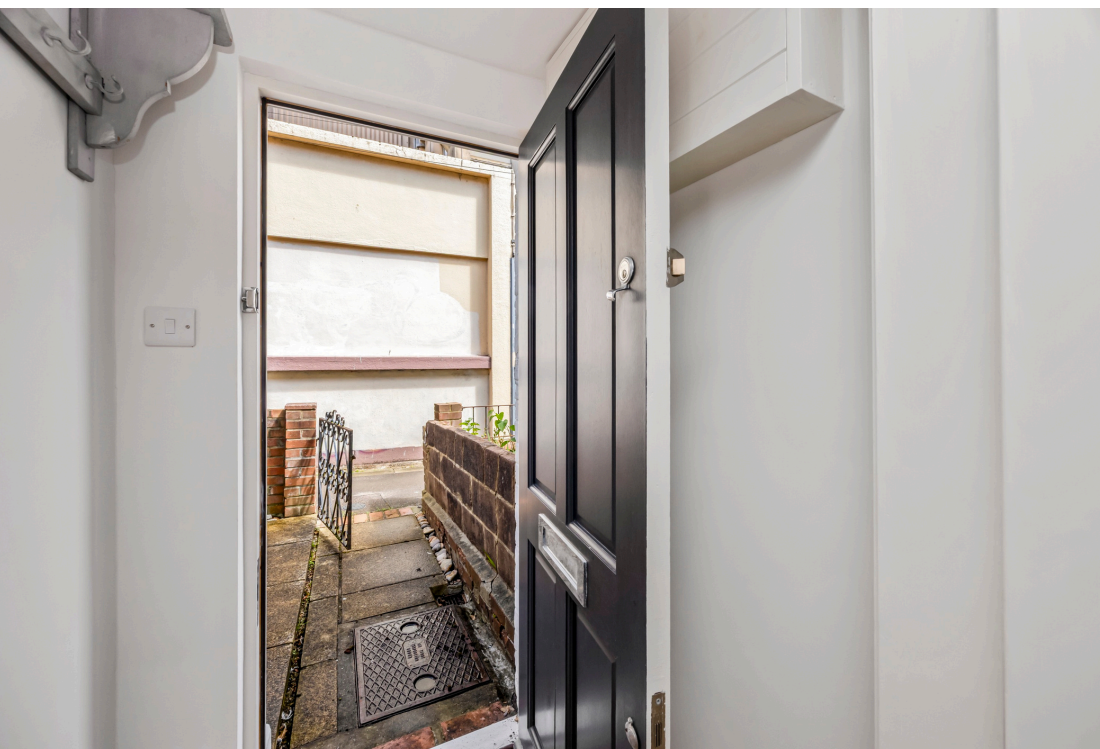


A particular feature of the property is the private rear courtyard — a valuable addition in such a central Brighton setting — providing an intimate outdoor retreat ideal for morning coffee, relaxed evening dining or unwinding after a day by the sea.

Frederick Gardens remains one of Brighton's most convenient and sought-after locations, offering immediate access to the city's vibrant lifestyle, excellent transport links and iconic beachfront. Properties of this nature and location continue to perform strongly as both lifestyle purchases and short-term rental investments.

This is an exceptional opportunity to acquire a stylish and low-maintenance Brighton home with excellent lifestyle and investment appeal in the centre of the city.



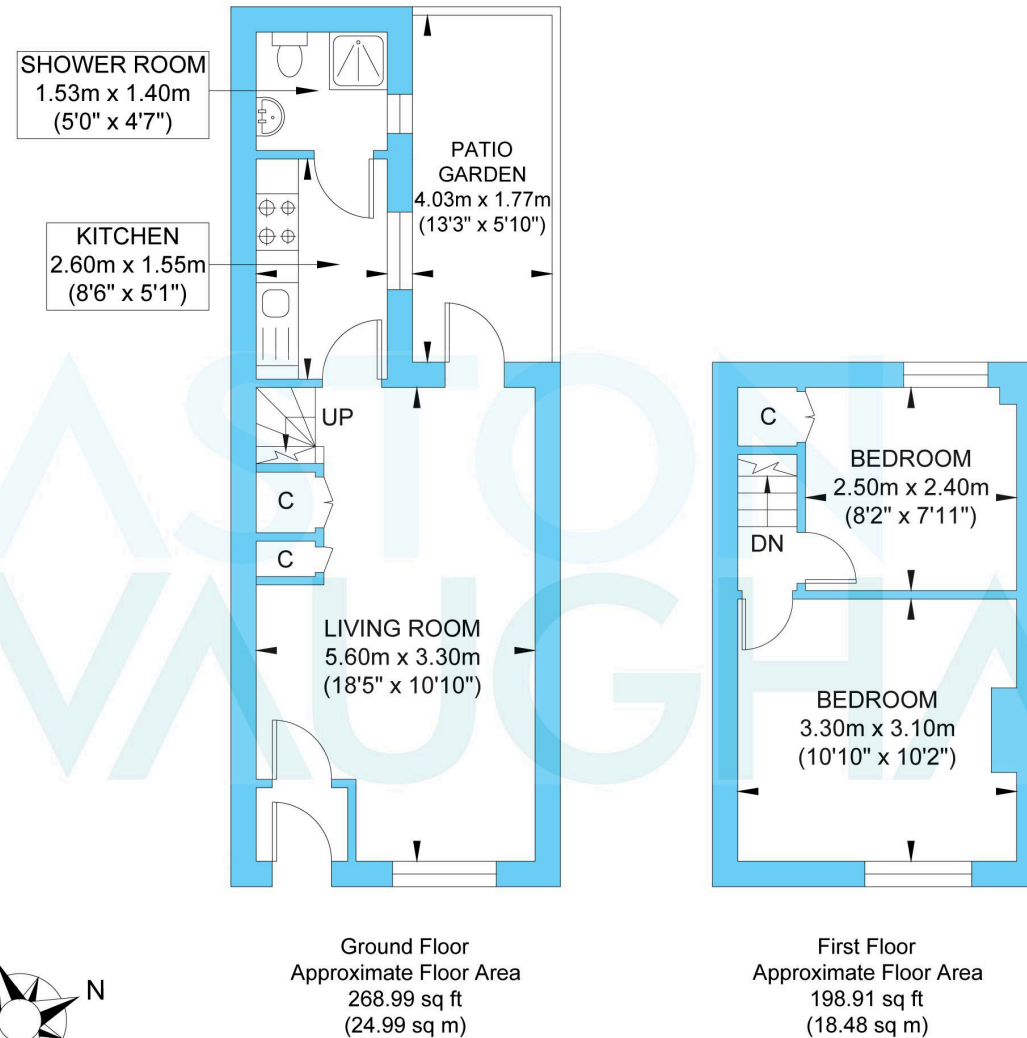


Frederick Gardens

Good to Know:

Brighton is now a cosmopolitan coastal resort famous for its history and flamboyant Royal Pavilion as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed, café culture there are countless shops, restaurants and bars to explore along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts and all are easy to reach from this home.

The law courts and Amex are within reach as is the Marina with its health club, cinemas, restaurants and supermarket and the South Downs, Queen's Park and 72 par golf course are a ten-fifteen-minute walk. It's also close to several bus routes serving the city centre, coast and Brighton station, with its fast links to Gatwick and London. For those who need to commute by car, the A23 and A27 are not far, and permit zone H has no waiting list.



Approximate Gross Internal Area = 43.47 sq m / 467.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.