



6 Frederick Street, Brighton, BN1 4TA

£1,950 PCM

Maslen Letting Agents are proud to present this unique and rare three bedroom town house in Brighton City Centre. Located a 5 minute walk from Brighton Station and on the edge of The Laine's, this mid-terrace, three storey home is ideal for commuters, city workers, and those wanting to be in central Brighton. Council Tax Brighton & Hove Band: C (brighton-hove.gov.uk). EPC Rating E. Deposit £2250. The property is unfurnished and available now.

Ground Floor

Open Plan Lounge/Kitchen

Lounge Area: Real wood floor, feature fireplace (not working), built in bookcases.

Kitchen Area: Wall & base units, gas hob & oven, dishwasher and fridge freezer is gifted to tenants, breakfast bar, tiled floor, window, real wood floor. Stairs up to first floor, stairs down to lower ground floor.

Half Landing

WC.

Lower Ground Floor

Bedroom 3/Study

A double room which could be used as either a bedroom or study, built in storage, tiled floor.

Bathroom

White suite comprising panelled bath with wall mounted shower, shower screen, low level WC, wall hung wash hand basin. Fully tiled walls, access to rear patio area.

First Floor Landing

Storage cupboard.

Bedroom 1

Double bedroom with attractive bay window, feature fireplace, carpet.

Bedroom 2

Double bedroom, carpet.

Outside

Small courtyard garden to front, outside space at rear.

Total approx floor area:

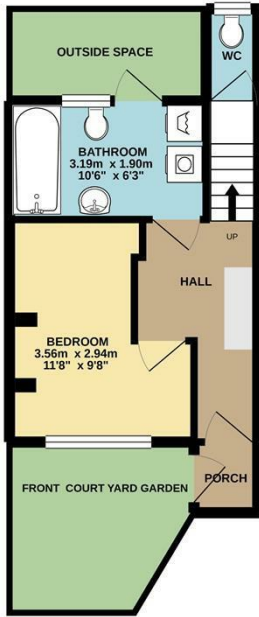
69.4 sq.m (747 sq.ft)



LOWER GROUND FLOOR
24.2 sq.m. (260 sq.ft.) approx.

GROUND FLOOR
22.5 sq.m. (242 sq.ft.) approx.

1ST FLOOR
22.7 sq.m. (244 sq.ft.) approx.



TOTAL FLOOR AREA : 69.4 sq.m. (747 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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