



22 Frederick Street
Brighton, BN1 4TA

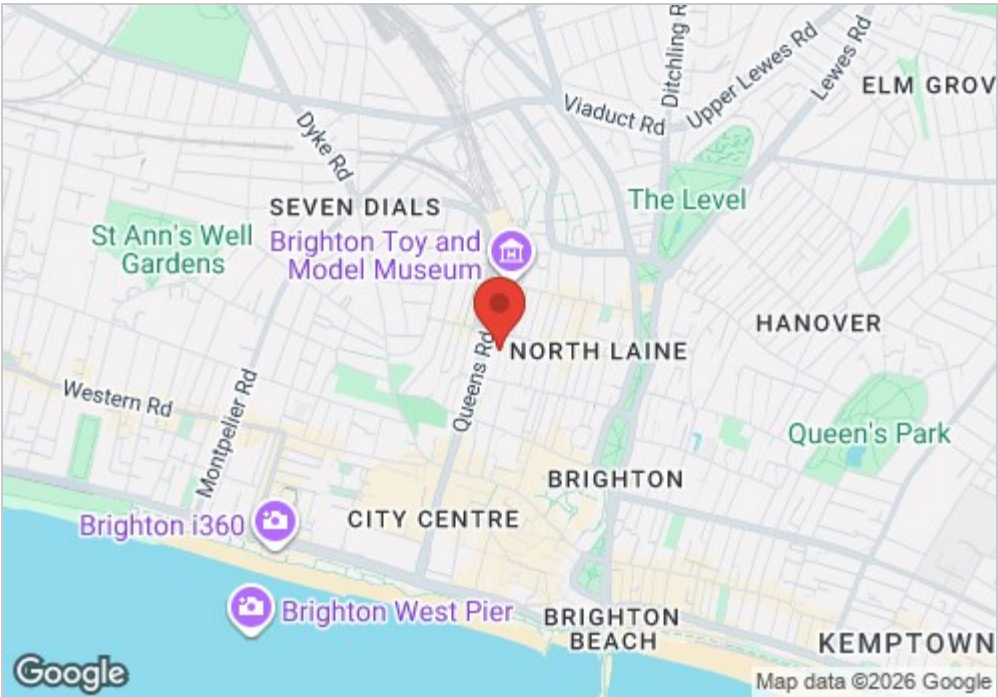
Offers in excess of £350,000

Lovely two bedroom freehold property in a highly sought after city centre location close to Brighton Laines with private front garden. Brighton mainline station is just a few moments away and so is the perfect location for commuters to London.

Ground floor accomodation comprises of spacious reception room leading to fitted kitchen space and bathroom next door. First floor has two light and bright double bedrooms. Master bedroom to the front and rear bedroom with spacious loft area accessed by ladder.

The house benefits from a new slate roof and firewalls (2025), a recent boiler, electrical panel and new electrical wiring throughout (2019). The Velux in the slate roof is also being replaced imminently.

This home allows for a fabulous lifestyle being so centrally located to everything that this fantastic vibrant and cosmopolitan city has to offer. The famous Brighton Laines & beach are on your doorstep. Great local pubs and coffee shops serving good food (try The Foundry, Grow 40, Black Mocha, Three Jolly Butchers). Brighton Mainline Railway Station is moments away and runs frequent services to Gatwick (30 minutes), London Victoria (56 minutes) and London Bridge (63 minutes).



- Freehold
- 1 Bathroom
- Close to Brighton Station
- New Boiler
- No Chain
- 2 Bedrooms
- Central Location
- Front Patio Garden
- New Electrical Wiring Throughout
- New Slate Roof

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	51	83
EU Directive 2002/91/EC		

FREDERICK STREET

Approx. Gross Internal Floor Area 58.14 sq m / 625.8 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

