



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

INTRODUCING

Frederick Place, BN1

2 Bedrooms | 1 Bathroom | Patio

Nestled in the highly sought-after Frederick Place, this charming freehold two-bedroom house offers a rare opportunity to acquire a characterful home in the very heart of Brighton. Ideally positioned within walking distance of Brighton Station, the seafront and the independent boutiques, cafés and restaurants of the North Laine, the property is perfectly suited to owner-occupiers, second-home buyers or investors seeking a strong holiday let opportunity in one of the city's most desirable central locations.

The ground floor features a bright open-plan living and dining space, thoughtfully designed to create a welcoming and versatile setting for both everyday living and entertaining. The interiors combine contemporary styling with the distinctive character associated with Brighton's central period homes, creating a home that feels both stylish and authentic to its surroundings.

To the rear of the property is a well-appointed fitted kitchen with sleek cabinetry, integrated appliances and wooden worktops, offering a practical yet elegant space that complements the overall aesthetic of the home.

The first floor comprises two well-proportioned bedrooms, both enjoying a bright and airy feel. The property also benefits from a contemporary ground-floor bathroom finished with modern fixtures and fittings, creating a practical layout for both owner-occupiers and holiday let use.





Our kitchen
is for
Dancing



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 Place 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



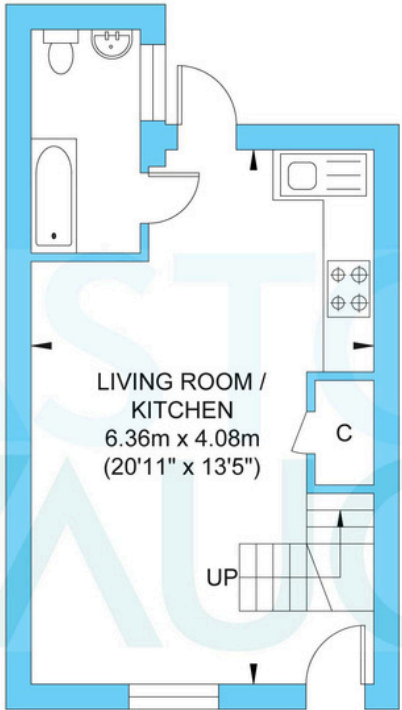


Frederick Place

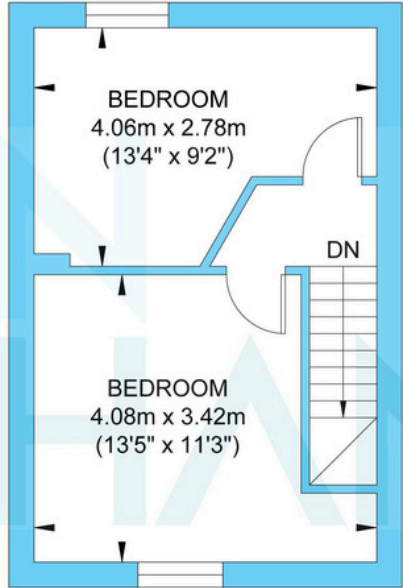
Good to Know:

During the 19th Century, Thomas Kemp came down to Brighton with eminent architects Busby and Wilds. Together they transformed the coastline; inspired by Nash's regal homes in London. 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 .



Ground Floor
 Approximate Floor Area
 299.34 sq ft
 (27.81 sq m)



First Floor
 Approximate Floor Area
 279.32 sq ft
 (25.95 sq m)



Approximate Gross Internal Area = 53.76 sq m / 578.66 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.