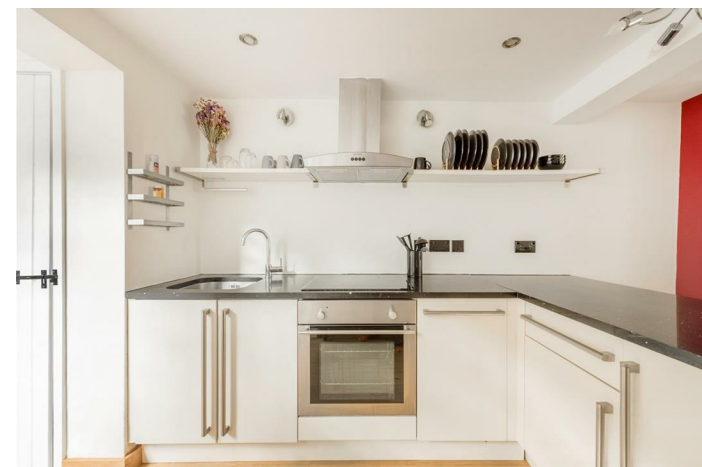




7 FREDERICK GARDENS

BRIGHTON, BN1 4TB

£375,000
FREEHOLD

Guide Price £375,000 - £400,000. A superb two-bedroom house with no onward chain in the highly sought-after Frederick Gardens, ideally positioned in the heart of central Brighton.

The ground floor offers a bright open plan kitchen living room with fitted log burner and real oak wood floors, while upstairs are two double bedrooms with vaulted ceilings allowing for further storage space and a plethora of natural light. The property also benefits from a downstairs bathroom with double Japanese plunge soaking tub and two private outdoor spaces, including a secluded rear courtyard and front patio.

Perfectly positioned for enjoying everything Brighton has to offer, located on a quiet pedestrian twitten in the heart of North Laine, with an excellent selection of shops, restaurants and cafés close by. Brighton Station is also just a four-minute walk away, making this an ideal home for commuters, first-time buyers or investors.

A fantastic opportunity to secure a two-bedroom house, with no onward chain, in a superb central Brighton location, with private outdoor space and plenty of potential. Early viewing highly recommended.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Frederick Gardens

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft

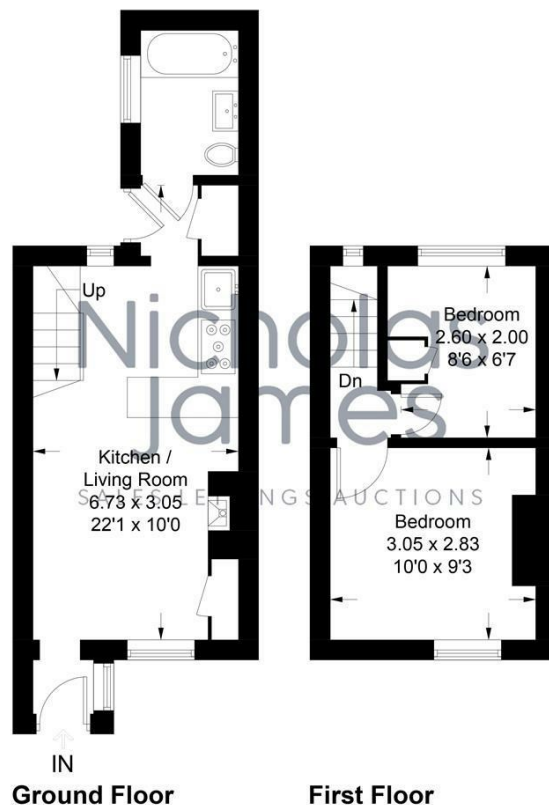


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335760)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James

SALES LETTINGS AUCTIONS