



**Frederick Street, Brighton, BN1 4TA**

Asking Price £260,000



# Frederick Street, Brighton, BN1 4TA

A charming one-bedroom duplex apartment in Brighton's sought-after North Laine, offering open-plan living and superb connectivity.

Located in Brighton's iconic North Laine, this delightful one-bedroom duplex apartment presents an exceptional opportunity for those seeking a vibrant city lifestyle combined with comfortable living. The property is ideally positioned, close to Brighton Station, making it perfect for commuters or anyone wishing to explore the city and beyond with ease. The North Laine itself is renowned for its eclectic mix of independent boutiques, artisanal cafes, diverse restaurants, and lively entertainment venues, ensuring that every convenience and leisure pursuit is right on your doorstep.

Upon entering this unique apartment, you are greeted by an inviting open-plan living space. This versatile area is designed for modern living, offering ample room for both relaxation and dining, making it an ideal setting for entertaining guests or simply unwinding after a busy day. The layout maximises natural light and creates a sense of spaciousness, a true asset in a city centre property. The kitchen, seamlessly integrated into the open-plan design, is functional and well-appointed, providing all the necessary amenities for daily living.

Ascending to the upper level of this duplex, you will find a generously proportioned double bedroom. This private sanctuary offers a peaceful retreat from the bustling city below, providing ample space for a comfortable bed and additional furnishings. Adjacent to the bedroom is a well-maintained bathroom, fitted with essential sanitary ware, ensuring convenience and comfort. The property benefits from gas central heating, providing warmth and comfort throughout the year.

One of the significant advantages of this apartment is its 'no chain' status, which can facilitate a smoother and quicker transaction process for prospective buyers. This makes it an attractive proposition for first-time buyers, investors, or those looking for a convenient city bolthole.

Beyond the immediate comforts of the apartment, its prime location truly sets it apart. Living in the North Laine means immersing yourself in Brighton's unique cultural tapestry. From the historic Royal Pavilion to the vibrant seafront and pier, all of Brighton's major attractions are within easy reach. Excellent bus links and the proximity to the station further enhance the property's appeal, offering unparalleled connectivity to London and other major cities.

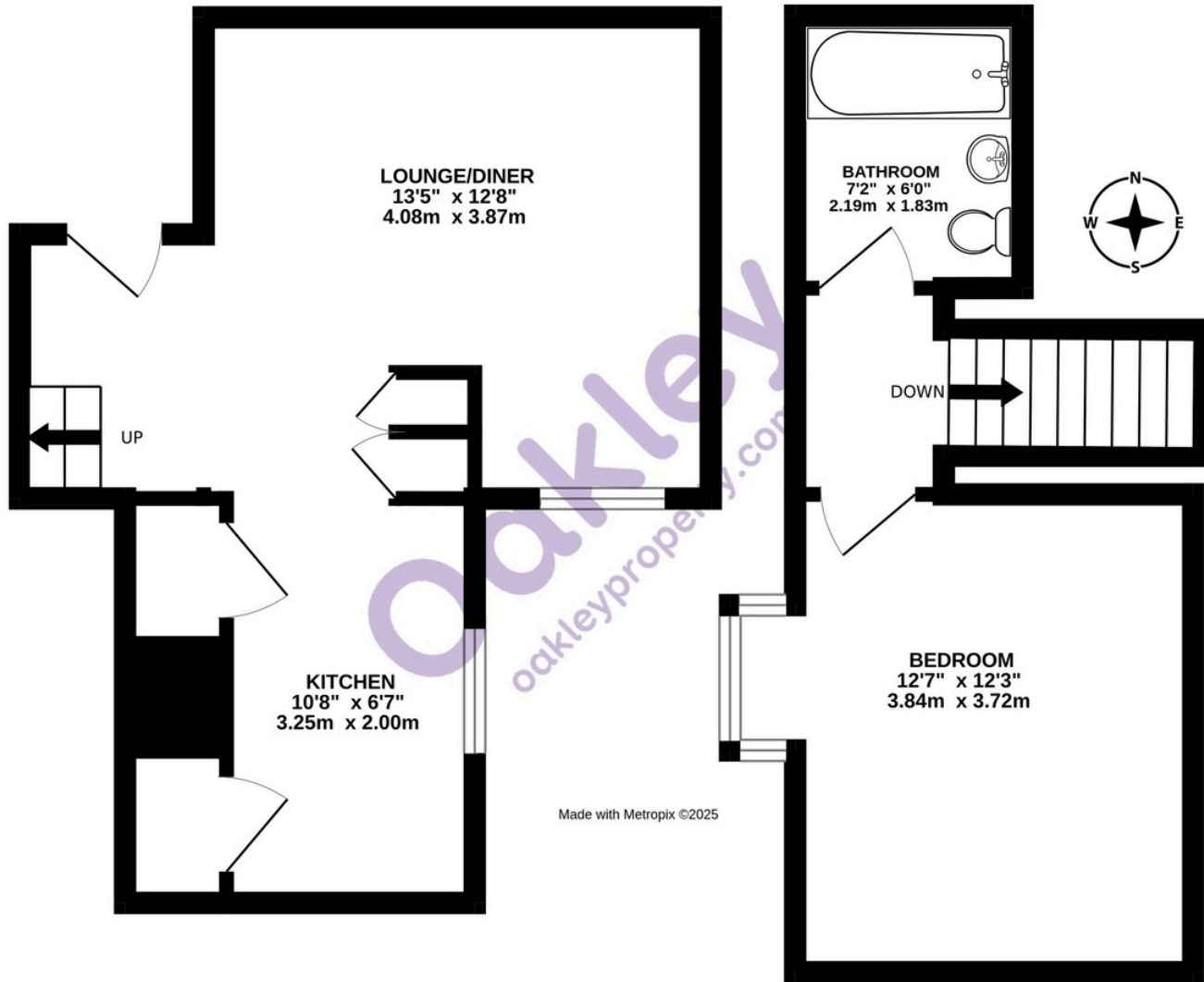






## GROUND FLOOR

## FIRST FLOOR



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**Brighton & Hove Office**  
01273 688 881  
30-31 Foundry Street, Brighton BN1 4AT  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
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### Agents Notes

Tenure Leasehold  
180 Year Lease Term Remaining  
Service Charge Approx £500 Per Annum  
Ground Rent Peppercorn  
Council Tax Band B

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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