

**Frederick Street, Brighton, BN1 4TA**  
Asking Price £450,000

## Frederick Street, Brighton, BN1 4TA

Discover this exceptional two-bedroom, two-bathroom split-level apartment in Brighton's vibrant North Laine.

Boasting its own street entrance, open-plan living, two private patios, and a feature log burner.

In the heart of Brighton's iconic North Laine, this superb two-bedroom, two-bathroom split-level apartment on Frederick Street presents a unique opportunity. Offering a blend of contemporary design and desirable features, this property is perfectly positioned to enjoy the eclectic atmosphere and amenities of one of Brighton's most sought-after areas.

Upon arrival, you are greeted by your own private street entrance, providing a sense of exclusivity. Step inside to discover a thoughtfully designed interior that maximises space and natural light. The main living area is a striking open-plan space, seamlessly integrating the reception room with a modern fitted kitchen. This layout is ideal for both relaxed everyday living and entertaining guests, fostering a sociable environment. The kitchen itself is equipped with high-quality appliances and sleek finishes, catering to all culinary needs.

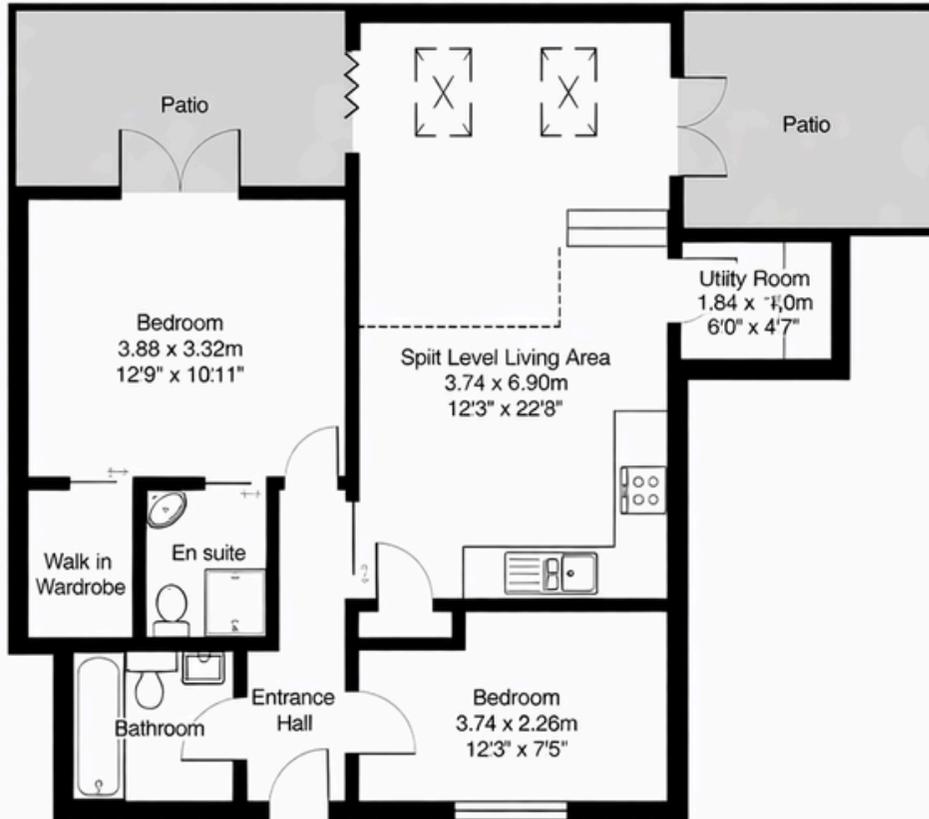
A standout feature of this charming home is the inviting log burner, creating a warm and cosy ambiance during cooler months. The split-level design adds character and definition to the living spaces, enhancing the overall flow and appeal of the apartment. Further enhancing the property's allure are the two private patio areas.

The accommodation comprises two bedrooms. The main bedroom is complete with its own en-suite bathroom. This principal suite also benefits from a convenient walk-in wardrobe, providing ample storage solutions. The second bedroom is equally versatile, suitable for guests, a home office, or a child's room. A second stylish bathroom serves this bedroom and guests.

Practicality is also well-addressed with a separate utility room, an invaluable addition for keeping the main living areas clutter-free. The property's location in the North Laine means residents are just moments away from an array of independent shops, cafes, restaurants, and cultural attractions, as well as being within easy reach of Brighton mainline station for excellent commuter links.

This Frederick Street apartment represents an exceptional opportunity to acquire a stylish and well-appointed home in a prime Brighton location. With its unique features, private outdoor spaces, and desirable setting.





Frederick Street

Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Agents Notes

Tenure Leasehold  
 179 Years Remaining On The Lease  
 Service Charge Approx £825 Per Annum  
 Ground Rent N/A  
 Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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