



**Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Frederick Street,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Cottage style home with modern twist and open plan living
- Located in the North Laine conservation area
- Close to Brighton station
- Rear patio space
- Sellers have found a purchase with no chain

## Accommodation

### GROUND FLOOR

Lounge : 12'11 x 10'6 (3.94m x 3.20m)

Kitchen : 12'1 maximum x 7'8 (3.69m x 2.34m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1 : 12'1 maximum x 10'5 (3.69m x 3.18m)

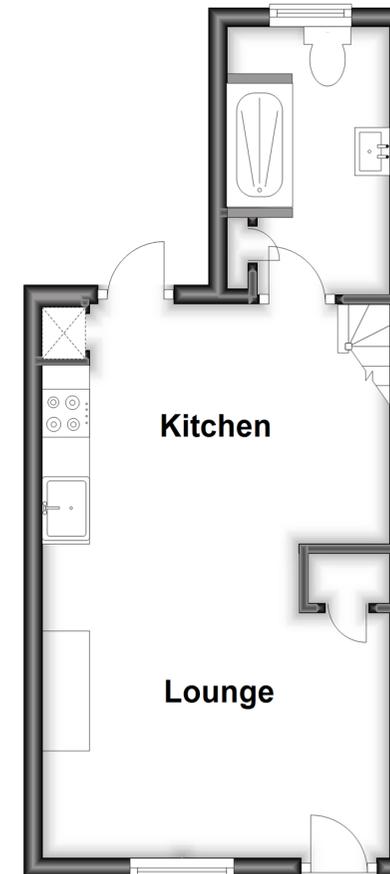
Bedroom 2 : 9'6 maximum x 8'0 maximum (2.90m x 2.44m)

### OUTSIDE

Rear Patio

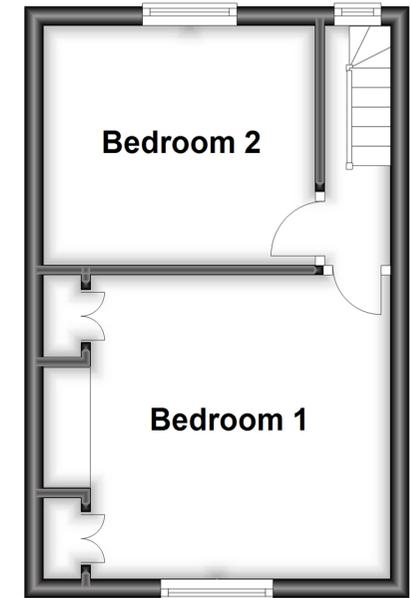
## Ground Floor

Approx. 26.2 sq. metres (282.2 sq. feet)



## First Floor

Approx. 21.3 sq. metres (228.7 sq. feet)



**Call Central Brighton - 01273 820600 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/ fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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