2 Bed
House
located in

23 Frederick Gardens
Brighton
BN1 4TB

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Price Guide £400,000
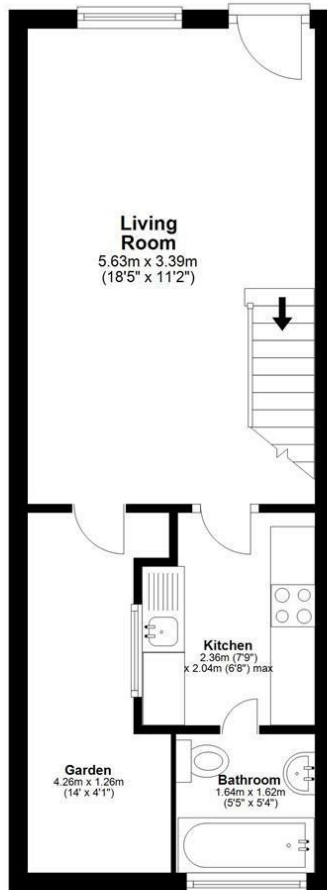
Guide Price £400,00 - £425,000
Tucked away in one of Brighton's most charming and historic mews, this two-bedroom cottage offers the rare balance of peaceful living and unbeatable city access. Frederick Gardens is a quiet pedestrian twitten with an almost storybook feel—lined with early Victorian homes, just moments from Brighton Station and the vibrant energy of the North Laine.
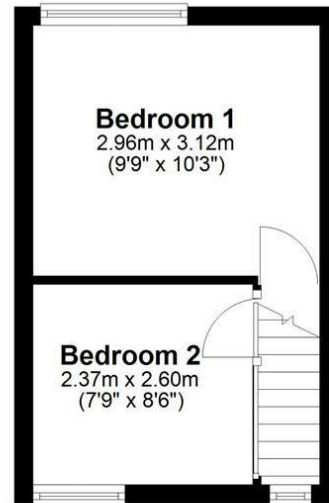
From the moment you arrive, a classic white façade, black picket gate and leafy frontage set the tone—private, pretty and full of character. Inside, the cottage continues to charm with original timber floors, a bay-fronted lounge and a cosy fireplace feature. It's a home that feels genuinely lived-in and loved.

The ground floor has a natural flow: open-plan living and dining with room to relax or entertain, leading to a well-fitted kitchen with wooden worktops, shaker-style units, and cheerful patterned flooring. There's a ground-floor bathroom to the rear, and beyond that, a sweet whitewashed courtyard—perfect for a quiet coffee or evening wind-down.

Upstairs are two bedrooms, both with leaded windows and a calm, homely feel. While the layout is classic cottage, the home has been thoughtfully maintained and makes clever use of every space.

Frederick Gardens is one of Brighton's best-kept secrets—just moments from everything, yet incredibly peaceful. With the North Laine on your doorstep, the seafront a short stroll away, and excellent commuter links nearby, this location is as convenient as it is characterful.

A perfect buy as a home, a second home or investment.

Please contact MyHaus for viewings.

Ground Floor
Approx. 33.7 sq. metres (362.6 sq. feet)

Living Room
5.63m x 3.39m
(18'5" x 11'2")

Kitchen
2.36m (7'9")
x 2.04m (6'8") max

Garden
4.26m x 1.26m
(14' x 4'1")

Bathroom
1.64m x 1.62m
(5'5" x 5'4")

First Floor
Approx. 17.6 sq. metres (189.7 sq. feet)

Bedroom 1
2.96m x 3.12m
(9'9" x 10'3")

Bedroom 2
2.37m x 2.60m
(7'9" x 8'6")

Total area: approx. 51.3 sq. metres (552.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

DIRECTIONS

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