



16 Bear Road, Brighton, BN2 4DA

£325,000 Freehold

CHAIN FREE 2 double bedroom older style period house with a southerly facing rear garden located in this POPULAR & CONVENIENT location. Other features include SPACIOUS lounge with woodburner, fitted kitchen, bathroom/W.C., gas heating & double glazing. There is also potential to extend subject to the necessary consents being obtained. Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

Lounge

Solid wood flooring, central heating radiator, fireplace with inset woodburner, wooden surround & mantle, feature exposed brick wall, large understairs storage cupboard, stairs rising to first floor, uPVC double glazed window to front.

Kitchen

Range of wall & base units with roll edged laminated work surfaces over, inset stainless steel 1.5 bowl sink unit with mixer tap, inset 4 burner gas hob with electric oven under & stainless steel cooker hood over, central heating radiator, wall mounted gas boiler, wall mounted electric fusebox, uPVC double glazed window to front.

Rear Porch

Central heating radiator, uPVC double glazed window to side, southerly facing uPVC double glazed double doors leading to rear garden, door to:

Bathroom

Comprising bath with mixer tap, pedestal wash hand basin, low level close coupled push button W.C, central heating radiator, part tiled walls, tiled flooring, uPVC double glazed window to rear.

First Floor Landing

uPVC double glazed window to rear, hatch to loft space, door to:

Bedroom

Central heating radiator, uPVC double glazed window to front.

Bedroom

Central heating radiator, built in wardrobe with hanging rail, uPVC double glazed window to front.

Outside

Rear Garden

Southerly facing rear garden.

Total approx floor area

574 sq.ft. (53.3 sq.m.)

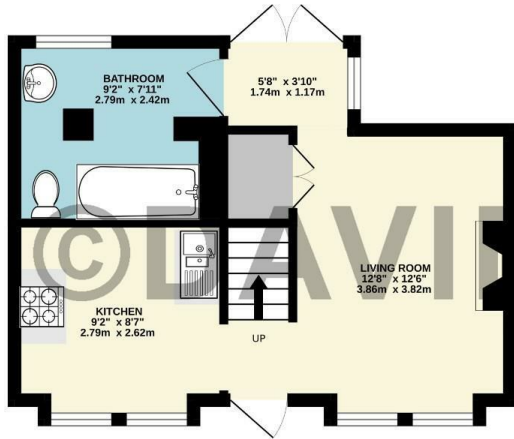
Parking zone U

Council tax band B

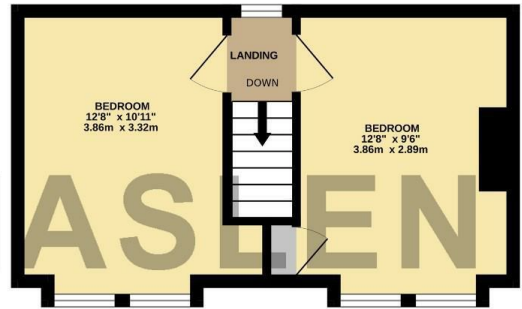
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GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

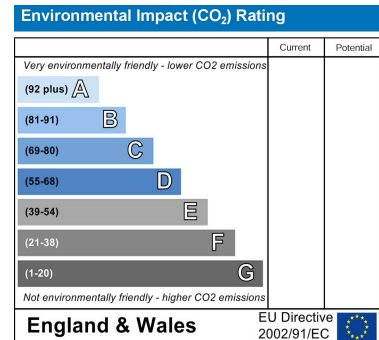
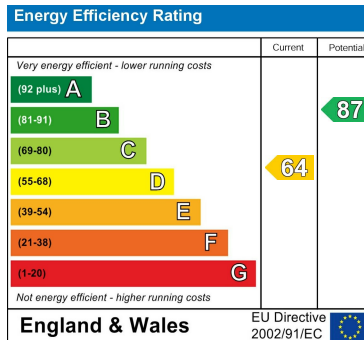


1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT

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IMPORTANT

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