



279 Bear Road, Brighton, BN2 4DD

£325,000 Freehold

CHAIN FREE 2 double bedroom period house with a private rear garden located in this POPULAR & CONVENIENT location. Other features include SPACIOUS lounge with fireplace, fitted kitchen, shower room/W.C., gas heating & double glazing. Viewings are highly recommended. Energy Rating: D65 Exclusive to Maslen Estate Agents.

Front door to:

#### **Entrance Hall**

Wooden flooring, central heating radiator, door to lounge, door to dining room, coved ceiling.

#### **Lounge**

uPVC double glazed window to front, central heating radiator, wooden flooring, coved ceiling, fireplace with wooden surround, archway to:

#### **Dining Room**

Stairs rising to first floor, coved ceiling, understairs storage cupboard, wall mounted heating thermostat, central heating radiator, uPVC double glazed door to rear leading to rear garden, door to:

#### **Kitchen**

Range of wall & base units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with stainless steel cooker hood over, integrated oven under, part tiled walls, window to side, coved ceiling, space for fridge/freezer, space for washing machine, archway to:

#### **Inner Hall**

Cupboard housing 'Worcester' gas boiler, door to rear garden, door to:

#### **Shower Room**

Walk in shower with glass shower screen, low level close coupled W.C., wash hand basin with hot & cold taps, tiled walls, window to side, ladder style heated towel rail.

#### **First Floor Landing**

Doors to bedrooms, uPVC double glazed window to rear, hatch to loft space.

#### **Bedroom**

uPVC double glazed window to rear, central heating radiator, wood effect flooring.

#### **Bedroom**

uPVC double glazed window to front, central heating radiator.

#### **Rear Garden**

Patio area, storage shed, raised decking, enclosed by timber fencing.

#### **Total approx floor area**

670 sq.ft. (62.3 sq.m.)

#### **Parking zone U**

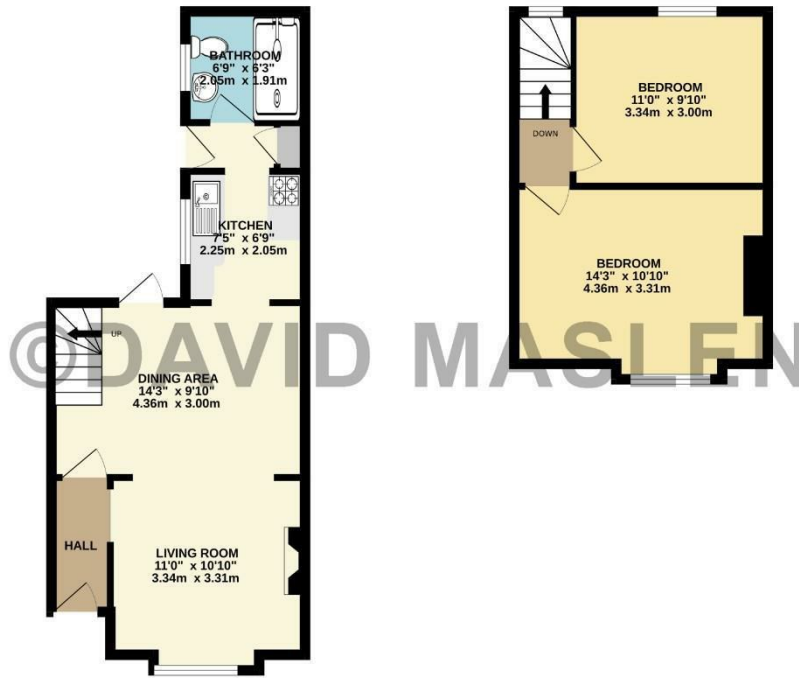
#### **Council tax band C**

V1

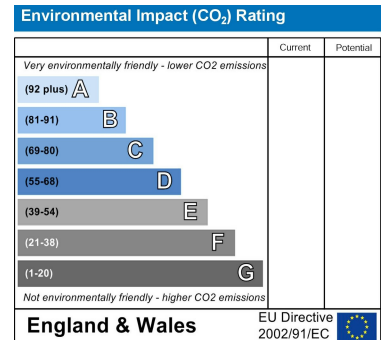
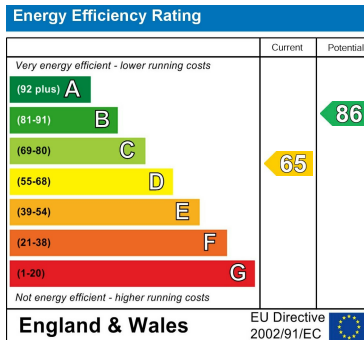


GROUND FLOOR  
389 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Maslen with Moneys 02024



**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.  
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FINANCIAL SERVICES**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 777795  
e: mortgages@maslen.co.uk

**LETTINGS**

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.