



6 Bear Road, Brighton, BN2 4DA

£325,000 Freehold

CHAIN FREE 2 double bedroom period house which has been tastefully modernised & benefits from a SOUTHERLY FACING rear garden. Other features & accommodation include; SPACIOUS lounge with bi-folding doors, contemporary fitted kitchen & bathroom, gas heating & double glazing. Viewings are highly recommended. Energy Rating: D67 Exclusive to Maslen Estate Agents.

Hardwood effect double glazed front door leading to:

Split Level Entrance Hall

Contemporary grey wood effect flooring, hatch to loft space, uPVC double glazed window to rear overlooking rear garden, door to:

Bedroom

Continuation of contemporary grey wood effect flooring, central heating radiator, coved ceiling, uPVC double glazed window with fitted plantation style shutters to front.

Bedroom

Continuation of contemporary grey wood effect flooring, central heating radiator, coved ceiling, uPVC double glazed window with fitted plantation style shutters to front.

Lower Ground Floor

Lounge

Continuation of contemporary grey wood effect flooring, central heating radiator, coved ceiling, uPVC double glazed bi-folding doors to rear leading to rear garden.

Kitchen

Contemporary fitted kitchen comprising a range of white high gloss wall, base & drawer units with granite work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 5 burner gas hob with cooker hood over, fitted eye level electric oven, integrated 'BEKO' dishwasher, space & plumbing for washing machine, space for American style fridge/freezer, peninsula breakfast bar, part tiled walls, continuation of contemporary grey wood effect flooring, wall mounted 'Worcester' gas boiler, uPVC double glazed window to rear overlooking rear garden.

Shower Room

Comprising tiled shower cubicle with thermostatically controlled shower unit & sliding shower door, wall mounted wash hand basin with mixer tap, low level close coupled push button W.C., fully tiled walls & floor, heated towel rail, uPVC double glazed.

Rear Garden

Southerly facing wall enclosed rear garden mainly laid to composite decking, external lighting, flower & shrub borders.

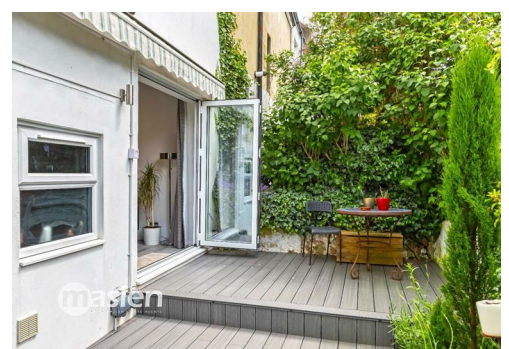
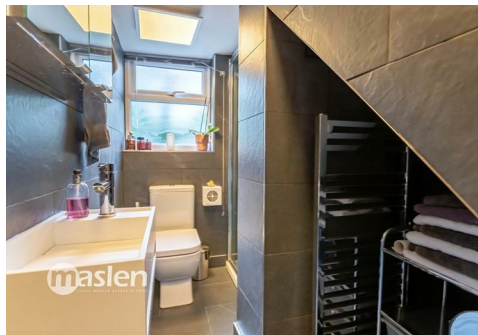
Total approx floor area

61.2 sq.m. (659.1 sq.ft.)

Parking zone U

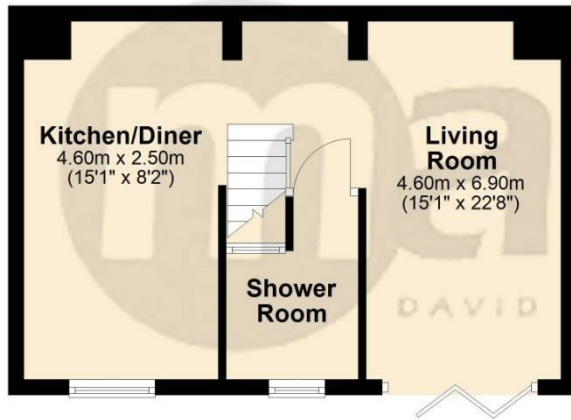
Council tax band C

V1



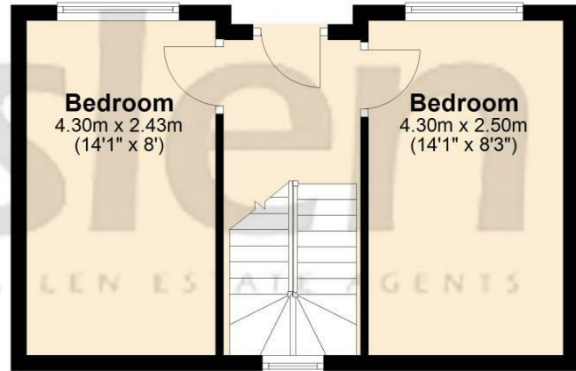
Lower Ground Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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