



## 95 Bear Road, Brighton, BN2 4DB

£325,000    Share of Freehold

A DELIGHTFUL 2-BEDROOM GROUND FLOOR FLAT situated in the extremely popular & highly sought-after residential area. Benefits include MODERN FITTED KITCHEN & BATHROOM, gas-fired central heating, ATTRACTIVE REAR PATIO & LAWNED GARDEN. Exclusive to Maslen Estate Agents. Energy Rating: C70

**Entrance Hall**

Double glazed panelled door into entrance hall, double radiator, understairs storage area, shelved storage area.

**Lounge**

Double glazed window to side, double radiator, double glazed door to the rear garden.

**Kitchen**

Roll edge work surface with inset 1.5 bowl stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine beneath, further work surface with inset burner electric hob, oven below & extractor hood above, range of fitted wall mounted & base units, space for fridge freezer, cupboard housing wall mounted boiler, part tiled walls, double radiator.

**Bathroom**

Roll-top bath with mixer tap & shower attachment, low-level W/C, wash hand basin, fully tiles walls heated towel rail, double glazed window.

**Inner Hallway**

Leading to:

**Bedroom**

Double glazed bay windows to front, double radiator, pair of fitted storage cupboards.

**Bedroom**

Double glazed window to rear, double radiator.

**Outside**

**Patio Garden**

Side return patio, storage cupboard, steps up to a raised patio, leading to a lawned rear garden.

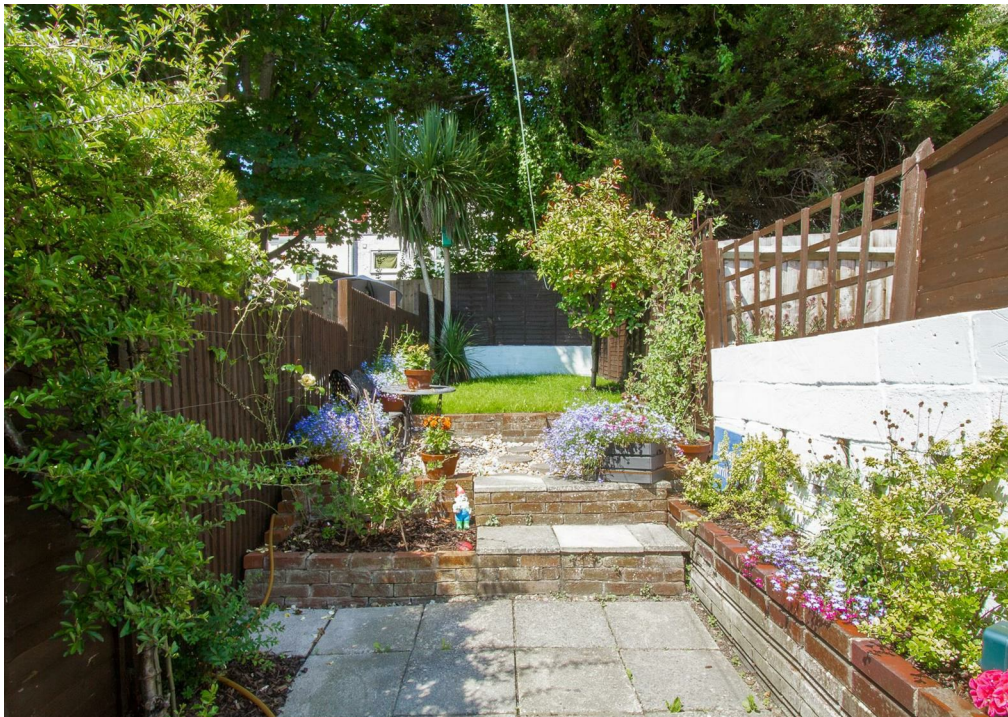
**Total Approx Floor Area**

51.0 sq.m (549 sq.ft)

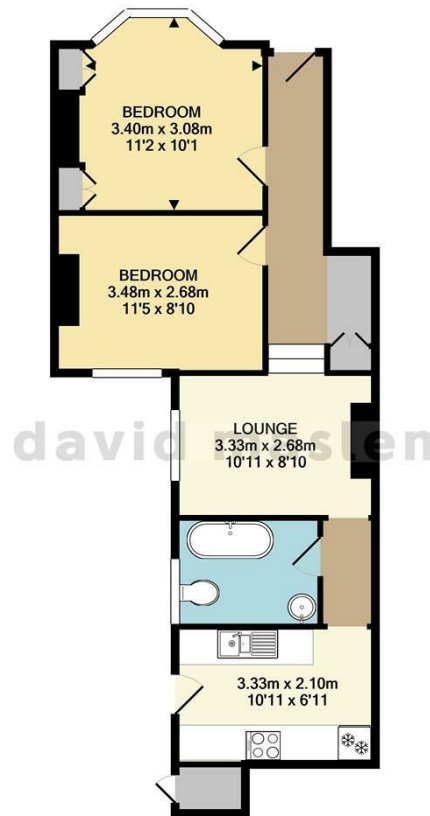
**Parking Zone U**

**Council Tax Band B**









TOTAL APPROX. FLOOR AREA 51.0 SQ.M. (549 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022

### IMPORTANT

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

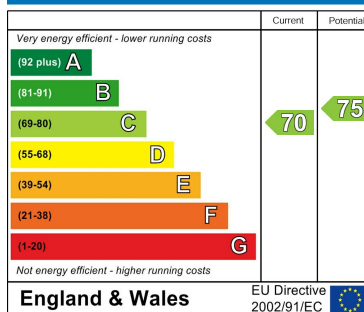
### IMPORTANT

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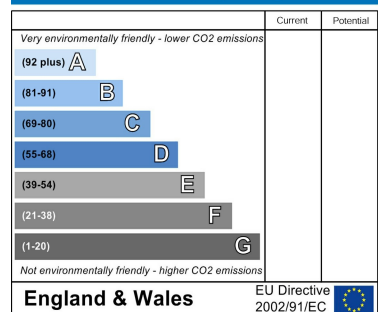
Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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



### Environmental Impact (CO<sub>2</sub>) Rating



## COVERING THE CITY

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