



289 Bear Road, Brighton, BN2 4DD

£395,000 Freehold

This beautifully refurbished two double bedroom Victorian terraced home is ideally situated in a well-established residential area, close to POPULAR local schools, independent shops and a vibrant selection of cafés.

Thoughtfully updated throughout, the property boasts a range of features including a BRIGHT and SPACIOUS through lounge/dining area - perfect for both relaxing and entertaining, a CONTEMPORARY fitted kitchen, a STYLISH MODERN bathroom and a lawned rear garden, offering a peaceful outdoor retreat. This charming home combines period character with modern comforts and is available CHAIN FREE. Viewings are highly recommended.

Energy Rating: E44 Exclusive to Maslen Estate Agents.

Front door to:

Porch

Wall mounted cupboard housing meters, door to:

Open Plan Lounge/Dining Room

Lounge Area

Window to front, feature fireplace.

Dining Area

Stairs rising to first floor, under stairs storage cupboard, radiator, window to rear, wall mounted heating thermostat, door to:

Kitchen

Range of wall, base & drawer units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 'Lamona' hob with cooler hood over, integrated oven under, space for Fridge/Freezer, space & plumbing for washing machine, cupboard housing 'Worcester' boiler, part tiled walls, laminate flooring, window to side, door to:

Inner Hallway

Continuation of laminate flooring, built in storage cupboard with slatted shelving, door to side, door to:

Bathroom

WC with push button flush, pedestal wash hand basin, panelled bath with mixer tap & wall mounted shower attachment, glass shower screen, part tiled walls, laminate flooring, radiator, recessed spotlights, window to side with frosted glass, window to rear with frosted glass.

First Floor Landing

Window to rear, hatch to loft space, doors to:

Bedroom

Window to rear, radiator, 2 x built in storage cupboards.

Bedroom

Window to front, radiator.

Outside

Front Garden

Patio front garden with steps up to front door.

Rear Garden

Patio seating area, lawned section, timber garden shed, enclosed by timber fencing & mature hedging.

Total approx floor area

68.16 sq.m. (733.66 sq.ft.)

Council tax band C

Parking zone U

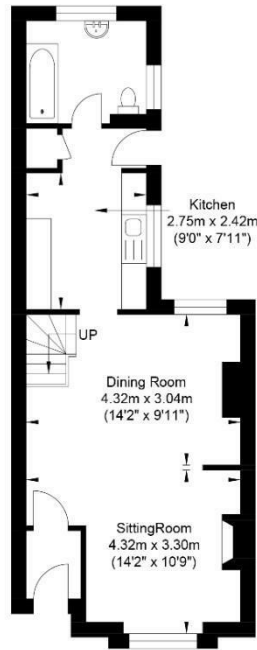
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What the owner says:

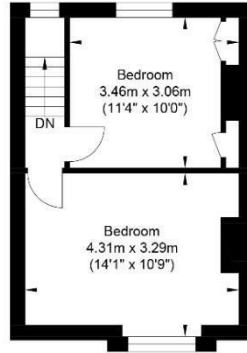
"We've really loved having the house in Bear Road. We were immediately attracted by the garden which is a good size for the city and is so quiet and tranquil being behind the house and backed by other gardens. At the front there is also a view of mature trees and a sense of space. The house is close to local amenities, schools and transport. Our daughter lived there later and found it very easy for the university and going to work. We were also attracted by the potential that the house had for adding another bedroom in the roof because a number of other houses in the road have done this. We didn't do it in the end but it would be great to do that at some point. The neighbours are friendly and helpful and we'll be sorry to sell but the family have moved away now and we've decided to follow them!!"



Bear Road



Ground Floor
Approximate Floor Area
440.88 sq ft
(40.96 sq m)



First Floor
Approximate Floor Area
292.77 sq ft
(27.20 sq m)



Approximate Gross Internal Area = 68.16 sq m / 733.66 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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		
(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

SALES

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

LETTINGS

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



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