



Bear Road, Brighton, BN2 4DB

Price £325,000 Share of Freehold

A NEWLY REFURBISHED in 2022, 2 bedroom FIRST FLOOR GARDEN FLAT located in a POPULAR RESIDENTIAL AREA close to independent shops & cafés and bus routes to all parts of the city. Highlights include; a MODERN KITCHEN & BATHROOM, spacious accommodation, REAR GARDEN and OWN STREET ENTRANCE. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents.

Front door to:

Entrance Hall

Stairs to First Floor

Landing

Wall mounted cupboard housing electric meter and fuses. Hatch to loft space, radiator, uPVC double glazed door to rear garden.

Lounge/Dining Room

uPVC Double glazed window to front, uPVC double glazed bay window to front, radiator, 'Heritage' Laminate flooring.

Bedroom

uPVC double glazed window to rear, radiator.

Kitchen

Range of kitchen fitments comprising; wall and base units with solid oak worksurface, space for upright fridge/freezer, space for dishwasher and washing machine, integrated oven/grill with a stainless steel 4 ring gas hob inset above, stainless steel extractor/filter over. Part tiled walls, traditional white enamel sink. Built in cupboard housing hot water tank with shelving above. uPVC double glazed window to side. Radiator, 'Heritage' laminate flooring.

Bedroom

uPVC double glazed window to side, radiator.

Bathroom

Range of bathroom fitments comprising; low level WC, panelled bath with 'Triton' electric shower over which has a rainfall shower head, wash hand basin with mixer taps and vanity cupboard below, tiled walls, tiled floor, uPVC double glazed window with frosted glass, high level window with frosted glass. Radiator.

Rear Garden

45' x 7' (13.72m x 2.13m)
Brick built storage shed with plastic corrugated roof, two steps down to a paved patio area, 3 steps up to the garden which is currently laid with 'Astro' style turf, brick wall and fenced boundaries.

Total approx floor area

51.5 sq.m (554 sq.ft)

Parking Zone U

Council Tax Band B



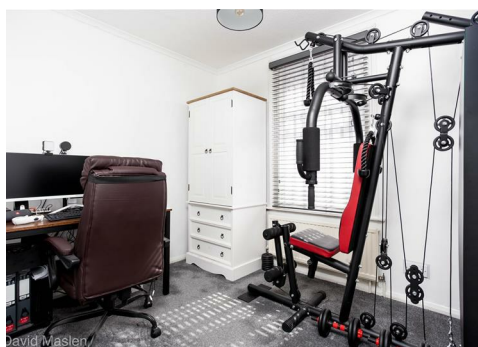
David Maslen



David Maslen



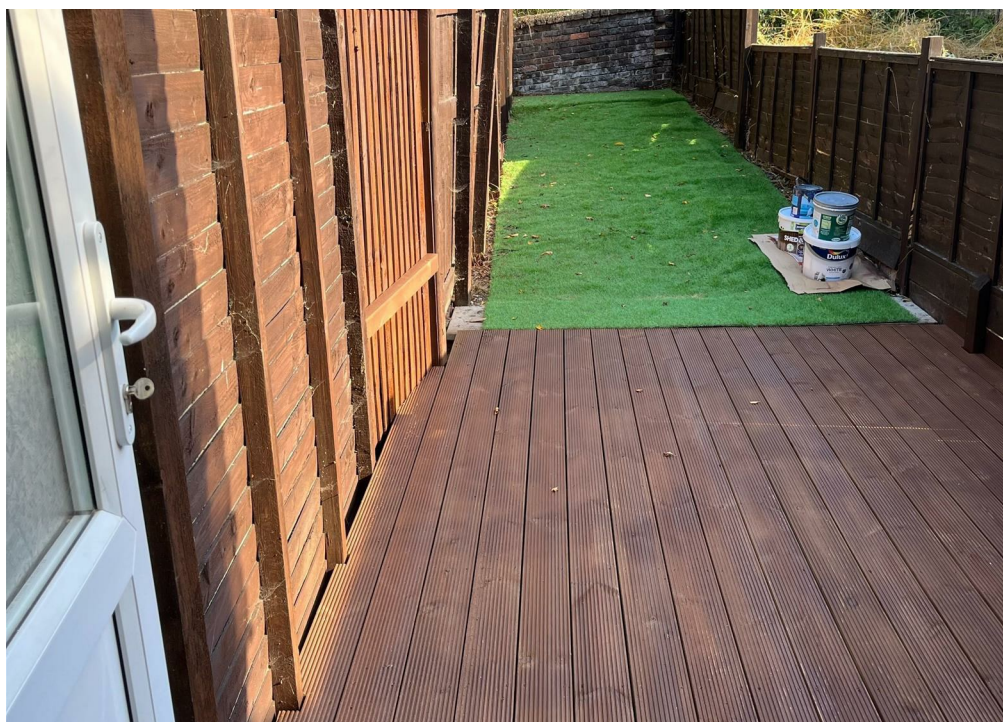
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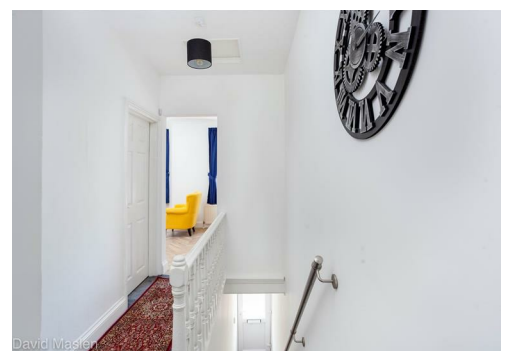
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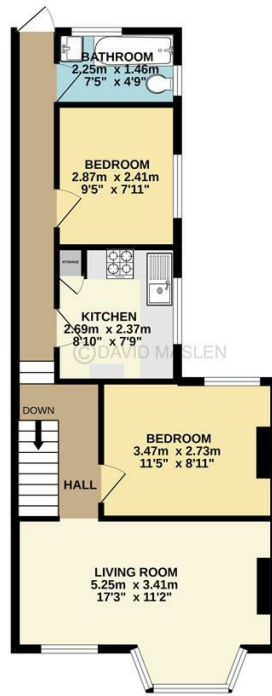


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FIRST FLOOR
51.5 sq.m. (554 sq.ft.) approx.



TOTAL FLOOR AREA: 51.5 sq.m. (554 sq.ft.) 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 misstatement. This plan is for guidance 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.
Made with floorplan 10002

IMPORTANT

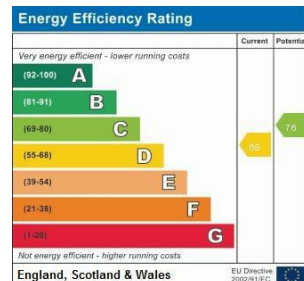
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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.



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