



Bear Road, Brighton, BN2 4DD

welcome to

Bear Road, Brighton

This stunning 2-bedroom ground floor apartment boasts a cleverly designed split level garden with mature planting and raised seating area, perfect for outdoor entertaining. The property features beautiful wooden floor boards throughout, a modern bathroom and a spacious living area.



GUIDE PRICE £300,000-£325,000

Welcome to Bear Road, Brighton - a stunning ground floor apartment that boasts 2 bedrooms and a beautifully designed split level garden. Situated in a sought-after location, this property offers the perfect blend of indoor and outdoor living.

The garden has been cleverly designed with mature planting and a raised seating area, making it the perfect spot to entertain guests or simply relax and unwind in the sunshine. Meanwhile, the beautiful wooden floorboards add a touch of warmth and character to the property, complementing the modern bathroom and tastefully furnished living room.

Featuring a good sized living room with a bay window, this ground floor apartment is flooded with natural light, creating a bright and airy environment. With its convenient location and desirable features, this property is perfect for those seeking a comfortable and stylish home in the heart of Brighton.



Total floor area 48.7 sq.m. (524 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Bear Road, Brighton

- GUIDE PRICE £300,000-£325,000
- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LOUNGE WITH BAY WINDOW
- SPLIT LEVEL LANDSCAPED REAR GARDEN
- SPACIOUS KITCHEN
- STYLISH BATHROOM SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC RATING: D

Tenure: Leasehold EPC Rating: D

guide price

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106605

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BEG106605 - 0014


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