



16 Bear Road, Brighton, BN2 4DA

£1,650 Per month

Maslen Letting Agents is delighted to rent a well presented house on Bear Road. The property comprises of two double bedrooms, fitted kitchen with appliances, living room, shower room, rear garden and gas central heating. Deposit £1900. Council Tax Band B. EPC Rating C. The property is unfurnished and available now.

Main Entrance

Double glazed front aspect door leading to:

Living Room

12'3" x 12'2" (3.75m x 3.73m)

Double glazed front aspect window. Storage cupboard. Stairs leading to the first floor. Door way leading to the rear room.

Kitchen

9'8" x 8'4" (2.97m x 2.55m)

Double glazed front aspect window. Matching wall and base units incorporating the built in oven, hob with an extractor hood. Fridge/freezer. Single sink with mixer tap.

Shower Room

Shower cubicle. Low level WC. Wash hand basin. Towel radiator.

First Floor Landing

Doors leading to:

Bedroom One

12'7" x 9'4" (3.86m x 2.85m)

Double glazed front aspect windows. Radiator. Built in storage cupboard.

Bedroom Two

12'7" x 9'8" (3.86m x 2.95m)

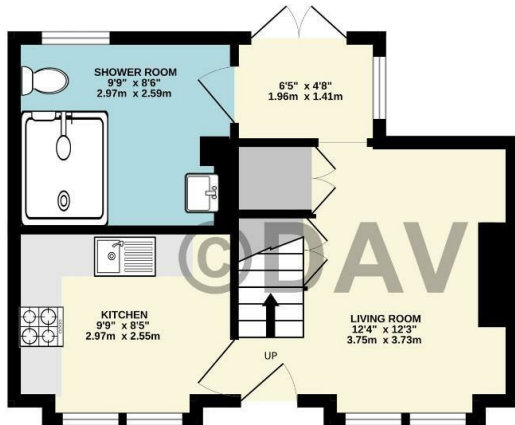
Double glazed front aspect window. Radiator. Built in cupboard.

Rear Garden

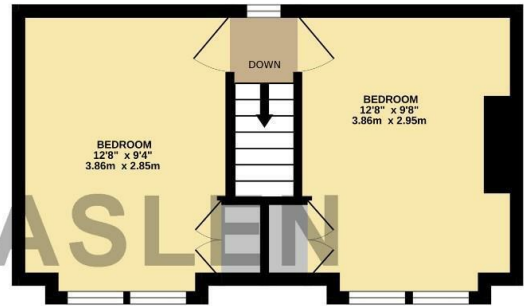
Southerly aspect patio garden.



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) 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 mis-statement. This plan is for illustrative 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.
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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

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