



HAMLYN SMITH

£1,700 PER MONTH

BEAR ROAD, BRIGHTON

3 BEDROOMS

1 RECEPTIONS

1 BATHROOMS

A three-bedroom apartment occupying the entire first floor of a well-kept mid-terrace home, located just off Lewes road and within easy access to Brighton Town centre.

- Three Bedroom Apartment
- First Floor
- Own Street Entrance
- Energy Rating - D
- Council Tax Band - B
- Parking Zone - U
- Unfurnished
- Private Rear Garden





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Please note that new carpets will be fitted prior to a tenancy commencing This first floor apartment offers spacious and well-balanced accommodation, perfectly combining comfort and convenience. Accessed via its own private entrance, the property opens into a welcoming hallway leading to a generous reception room, providing an ideal space for both relaxing and entertaining.

The apartment offers three bedrooms, including two well-proportioned double bedrooms and a versatile third bedroom, ideal as a child's room, guest bedroom or home office.

The accommodation is completed by a well-appointed bathroom, thoughtfully designed to provide both style and practicality for everyday living.

A particular highlight of the property is the impressive private rear garden—a rare feature for an apartment—offering a generous outdoor space ideal for al fresco dining, entertaining, gardening or simply unwinding in a peaceful setting.

Combining generous living space, a private entrance and an exceptional garden, this is a wonderful home perfectly suited to professional tenants, couples or families seeking spacious accommodation in a convenient location.

Bear Road is a well-connected and increasingly popular residential location, particularly favoured by working professionals seeking convenient access to Brighton city centre while enjoying a quieter neighbourhood setting.

The property is ideally positioned within easy reach of a wide range of local amenities, including independent cafés, shops and supermarkets, with excellent bus services providing regular connections across the city. Brighton city centre, the seafront and the vibrant North Laine district are all easily accessible, while the nearby Royal Sussex County Hospital makes this an ideal location for healthcare professionals.

For those who enjoy the outdoors, several parks and green spaces are close by, offering the perfect balance between city living and recreation. Excellent transport links and straightforward access to the A27 and surrounding road network also make this a convenient base for commuters travelling both locally and further afield.

Combining excellent connectivity with a strong sense of community, Bear Road remains a sought-after location for professionals looking to enjoy everything Brighton has to offer.

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