



Bear Road, Brighton, BN2 4DB

welcome to

Bear Road, Brighton

A bright and well-proportioned two-bedroom first-floor apartment with a spacious bay-fronted lounge, separate kitchen, and private entrance, ideally located close to Lewes Road amenities, transport links, and easy access to Brighton city centre.



Agents Notes

Please note that the roof of this property has a 15-year guarantee with 14 years remaining.



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Bear Road, Brighton

- First-floor apartment with private entrance
- Spacious bay-fronted lounge
- Two well-proportioned bedrooms
- Separate kitchen and bathroom
- Excellent location near Lewes Road

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEG107341 - 0002

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.


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