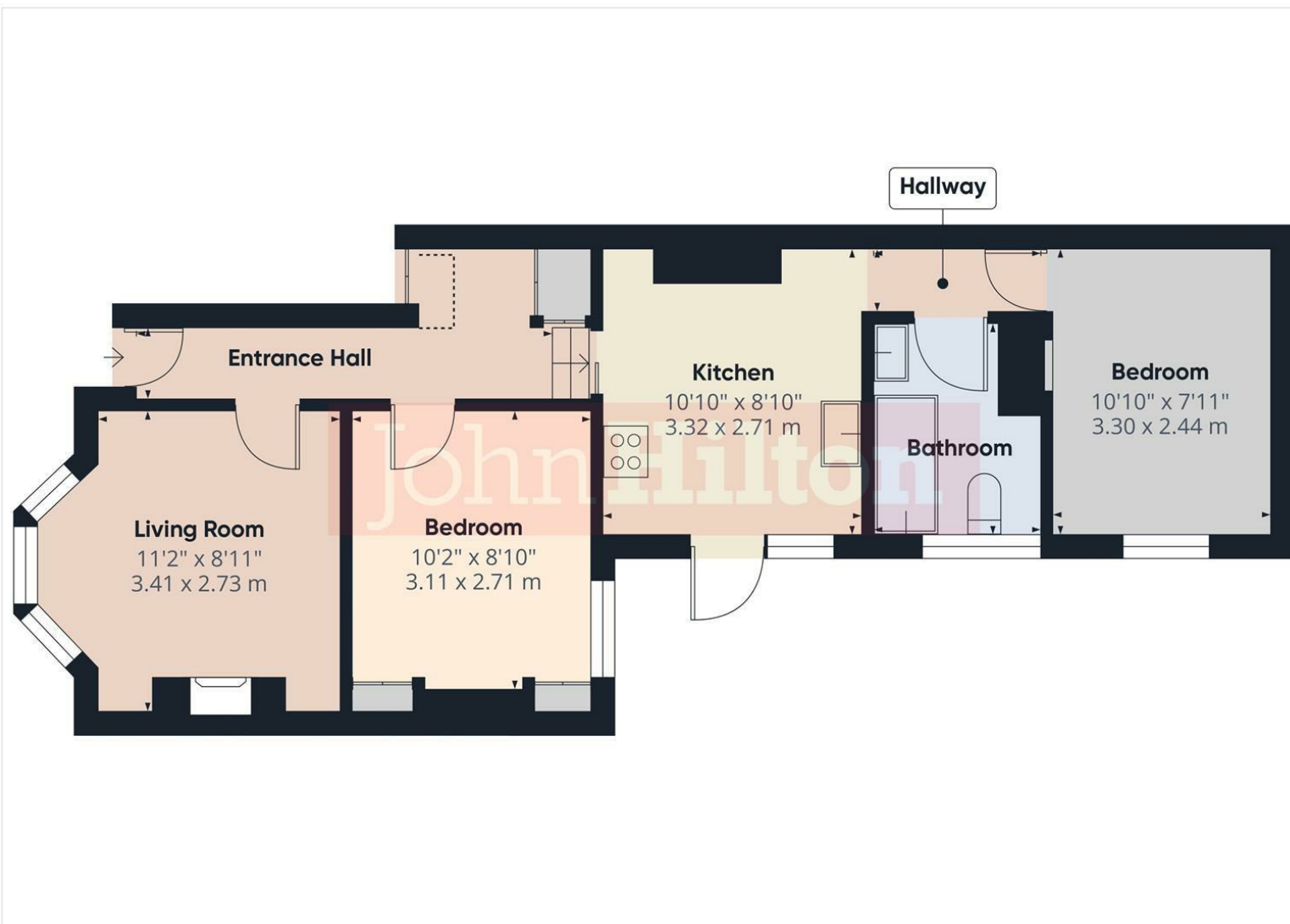


JohnHilton

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Est 1972



Total Area Approx 503.00 sq ft



119 Bear Road, Brighton, BN2 4DB

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Guide Price £270,000-£290,000
Leasehold - Share of Freehold

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119 Bear Road, Brighton, BN2 4DB

*** GUIDE PRICE £270,000-£290,000 ***

A delightful two bedroom ground floor flat which ticks the all important three boxes when considering an apartment - private entrance, private front and rear gardens and a 50% share in the freehold. Favourably positioned to the lower end of Bear Road, this charming bay-fronted property is considered to be in good decorative order throughout with well-proportioned accommodation offering a South-facing lounge with wood burning stove, two double bedrooms, refitted bathroom with tub and window and a fitted kitchen with access onto the rear garden. The rear garden has been thoughtfully arranged with an area laid to lawn, timber-retained planter and pergola covered decked terrace with mature grapevine. Located in a popular residential area just off Lewes Road, convenient for schools and local amenities including shops, cafes and supermarkets which can all be found close by. Frequent bus services into the city centre and universities and a short leisurely walk into central Brighton. A wonderful first time purchase.

Approach

Front garden laid to pebble shingle with steps ascending to covered entrance with obscure-glazed timber-panelled front door opening into:

Entrance Hall

High-level cupboard housing electric consumer unit, dado rail, understairs storage cupboard housing gas meter and further built-in storage cupboard with shelving. Coved ceiling and timber-panelled door opening into:

Living Room

3.41m x 2.73m (11'2" x 8'11")
Double glazed bay window to front with fitted Venetian blinds, radiator and feature fireplace set into chimney recess with surround and wood burning stove. Bamboo flooring, coved ceiling and wall-mounted shelving into alcoves.

Bedroom

3.11m x 2.71m (10'2" x 8'10")
Double glazed tilt-and-turn window to rear with fitted roller blind and radiator, built-in wardrobes into alcoves, coved ceiling and bamboo flooring.

Kitchen

3.32m x 2.71m (10'10" x 8'10")
Double glazed window and door to side opening onto rear garden. Fitted kitchen comprising a range of matching wall and base units with roll-edged work surfaces which extend to include a one-and-a-half bowl ceramic sink with drainer and mixer tap. Space and plumbing for a washing machine, freestanding gas cooker with extractor over and tall standing fridge freezer, wall-mounted cupboard housing 'Baxi' combi boiler, radiator, inset downlights and bamboo flooring. Opening through to:

Inner Hallway

Bamboo flooring, coved ceiling and door into:

Bathroom

Obscure double glazed window to side. Three-piece white bathroom suite comprising panel-enclosed bath with electric shower over and folding glass shower screen, low-level WC and wash hand basin set onto cupboard unit with mixer tap and wall-mounted mirror-fronted bathroom cabinet over. Fully tiled surround, vinyl flooring, inset downlights, extractor fan and heated towel rail.

Bedroom

3.30m x 2.44m (10'9" x 8'0")
Double glazed window to side with fitted roller blind, high-level cupboard with shelving, radiator, laminate flooring and storage recess.

Rear Garden

Lower level laid to concrete with storage recess. Steps up to the main garden laid predominantly to lawn with timber-retained planter housing mature bamboo, and covered raised decked area with pergola over with mature grapevine.

- 50% Share of Freehold
- Lower End of Bear Road
- Conveniently Located
- Private Entrance
- Private Front & Rear Gardens
- Refitted Bathroom with Tub
- Wood Burning Stove
- South-Facing Lounge
- Well-Presented Throughout
- Lawned Rear Garden with Decking & Pergola

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	

Council Tax Band: **B**