

JohnHilton

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Est 1972



Ground Floor

First Floor



Total Area Approx 659.00 sq ft

101 Bear Road, Brighton, BN2 4DB

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Fixed Asking Price £320,000
Leasehold - Share of Freehold

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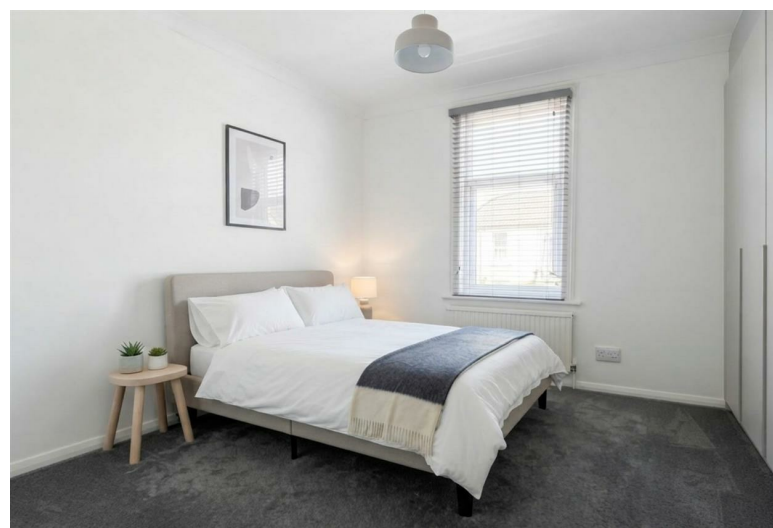


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First Floor Flat 101 Bear Road Brighton BN2 4DB

*** NO ONWARD CHAIN***

A turnkey-ready, extensively renovated, two-bedroom first-floor Victorian conversion with its own private street entrance, private rear garden, a 50% share of the freehold and no onward chain.

Ideally positioned at the lower end of Bear Road, this attractive bay-fronted Victorian apartment has been extensively renovated and upgraded over the last five years and is now ready to move straight into, with the major renovation and maintenance works already completed.

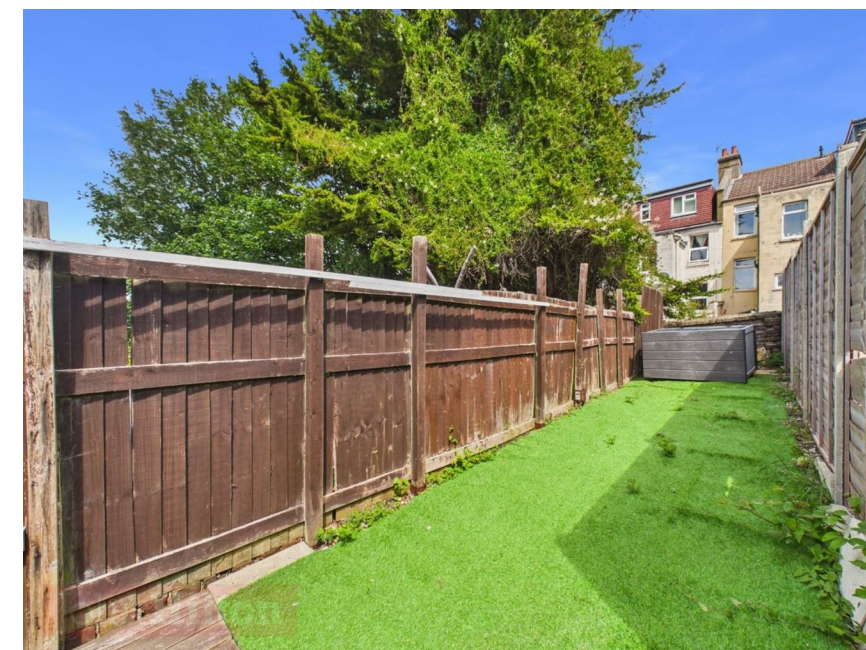
The property has been carefully improved throughout, including a complete electrical rewire and new consumer unit, a new roof with a 14-year warranty, double glazing throughout, a new bespoke high-specification kitchen with integrated appliances and a new contemporary bathroom. The works have been documented and records are available.

The accommodation comprises a bright and spacious south-facing living/dining room with a large bay window, two genuine double bedrooms, a stylish bespoke fitted kitchen with integrated appliances and a modern bathroom.

To the rear is a private landscaped garden which has been redesigned with new decking, artificial lawn and fencing, providing a pleasant and low-maintenance outdoor space.

The property has its own private street entrance and benefits from a 999-year lease and a 50% share of the freehold. There is no regular monthly service charge. As the building comprises just two flats, the freeholders deal directly with shared costs such as buildings insurance and any future shared maintenance as required. The significant renovation and maintenance works have already been undertaken, including the roof and complete electrical rewire.

The property is ideally located for the amenities and transport links of Lewes Road, with excellent bus services providing easy access to Brighton city centre, the universities and surrounding areas. Local shops, cafés and a large Sainsbury's are all within approximately five minutes' walk.



- Extensively Renovated Throughout
- First-Floor Victorian Conversion
- Two Genuine Double Bedrooms
- Own Private Street Entrance & Private Rear Garden
- 999-Year Lease with 50% Share of Freehold
- No Regular Service Charge
- Full Electrical Rewire & New Consumer Unit
- New Roof with 14-Year Warranty
- New Bespoke High-Spec Kitchen & Contemporary Bathroom
- Double Glazing Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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**