

Total Area Approx 659.00 sq ft

101 Bear Road, Brighton, BN2 4DB

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**£325,000**  
**Leasehold - Share of Freehold**

# 101 Bear Road Brighton BN2 4DB

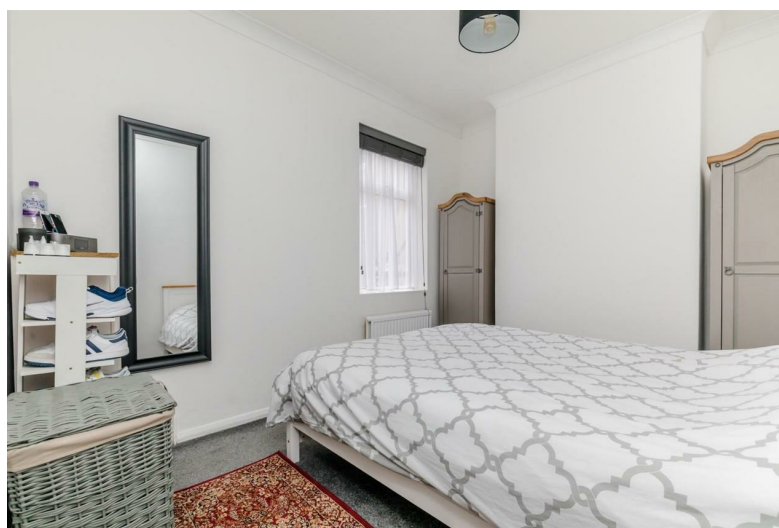
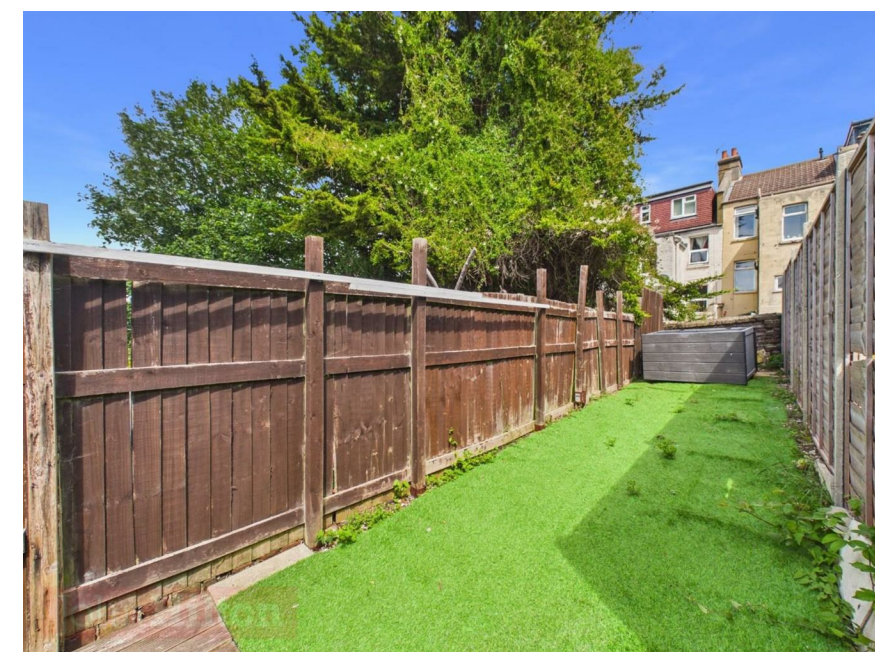
\*\*\* SHARE OF FREEHOLD & NO ONWARD CHAIN \*\*\*

A turnkey-ready, fully renovated, two-bedroom first floor flat which ticks all the important boxes when considering an apartment, offering its own street entrance, private rear garden, a 50% share in the freehold, and no onward chain.

Favourably positioned to the lower end of Bear Road, this charming Victorian bay-fronted property has been modernised for modern living and would be suitable for first time buyers and investors. The major works confirmed by our client include a brand new roof with a 15-year warranty (14 years remaining), electrics fully rewired throughout with a brand new modern consumer unit, full professional damp-proofing treatment completed, walls completely re-plastered across the entire property and double glazing fitted throughout.

As you enter this delightful property the entrance hall has been newly carpeted with stairs ascending to the first floor landing. To the front of the property you have a spacious south-facing living/dining room with large bay-fronted windows allowing natural light to stream into the property, two good proportioned bedrooms, and a newly fitted bespoke kitchen with dark blue eye and base level cupboards, ceramic sink with Victorian-style mixer tap and appliances included. To the rear of the property you have a modern bathroom and a door to the rear garden which has been newly decked with artificial grass lawn area and new fencing.

This location in the heart of Brighton offers excellent bus services from Lewes Road to the Universities, Brighton City Centre and beyond, and local amenities including shops, cafes and a large Sainsbury's are all easily accessible within a 5-minute walk.



- NO ONWARD CHAIN
- Two-Bedroom First-Floor Apartment
- Fully Renovated
- Private Rear Garden
- Own Street Entrance
- Bespoke High Specification Kitchen
- New Roof with 14 Years Remaining on Warranty
- Double Glazing Throughout
- Share of Freehold
- Excellent Bus Services & Local Amenities Nearby

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 89        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 71  |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

Council Tax Band: **B**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract