



279 Bear Road, Brighton, BN2 4DD

£2,250 Per month

Maslen Letting Agents is delighted to offer a fully refurbished and extended family home situated within a popular residential area of Brighton. The property has a brand new fitted kitchen, living room, cloakroom, four bedrooms, new bathroom, en-suite shower room, new flooring throughout the property and fully redecorated. Front and rear landscaped garden with a raised decking area. EPC Rating C. Council Tax Band C. Deposit £2550. The property is unfurnished and available now.

Main Entrance

Steps leading up to the front door.

Entrance Hall

Stairs leading to the first floor. Doors leading to:

Kitchen

10'5" x 10'1" (3.18m x 3.08m)
Newly fitted kitchen with matching wall and base units incorporating the integral appliances; fridge/freezer and dishwasher. Built in electric oven with the four ring gas hob and extractor hood above. Single sink with mixer tap. Wooden flooring with under floor heating. Steps leading to:

Liivng Room

12'10" x 11'3" (3.93m x 3.43m)
Double glazed double doors leading to the rear garden. Wooden flooring with underfloor heating. Door leading to:

Cloakroom

Space/plumbing for a washing machine. Low level WC and wash hand basin.

Bedroom Four

10'7" 9'6" (3.23m 2.92m)
Double glazed front aspect window. Built in wardrobe. Wooden flooring.

First Floor Landing

Stairs leading to the second floor. Doorway leading to the storage cupboard. Doors leading to:

Bedroom Two

11'6" x 8'7" (3.52m x 2.64m)
Double glazed front aspect window. Built in wardrobe. Radiator.

Bedroom Three

8'5" x 7'10" (2.58m x 2.39m)
Double glazed rear aspect window. Built in wardrobe. Radiator.

Bathroom

Panelled bath with shower above and glass shower screen. Wash hand basin with storage. Low Level WC. Wall mounted mirror with lighting. Chrome ladder style radiator. Tiled flooring.

Second Floor

Stairs leading to:

Bedroom One

16'0" x 12'4" (4.90m x 3.76m)
Modern glass staircase. Double glazed rear aspect window. Ample storage space. Radiator. Door leading to:

En-Suite Shower Room

Double glazed rear aspect window. Corner shower cubicle with an electric shower. Low level WC. Wash hand basin. Mirror with lighting.

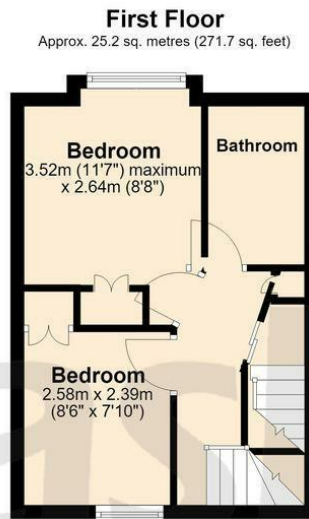
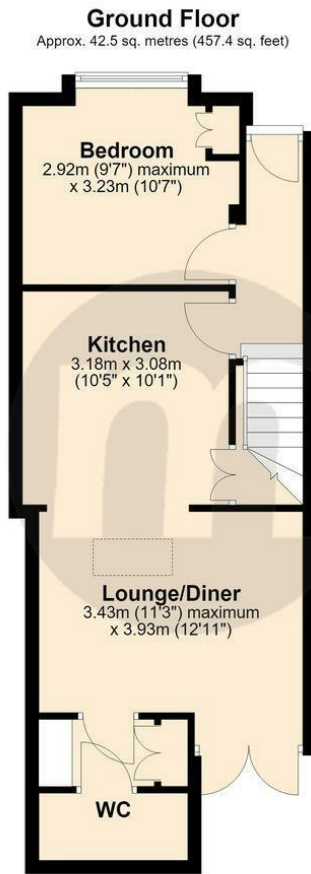
Front Garden

Steps leading to the main entrance with a gravel garden area.

Rear Garden

Astro turf leading to the rear decking area.





Total area: approx. 89.7 sq. metres (965.4 sq. feet)

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

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