

PHILLIPS & STILL

Bear Road, Brighton

Guide Price £289,000 - £299,000



- A First Floor Two Bedroom Flat
- Rear Garden
- No Onward Chain
- Share Of Freehold
- Own Private Entrance

To view all our homes: phillipsandstill.co.uk

233 Bear Road, Brighton, BN2 4DD



Positioned in the residential street Bear Road just off Lewes Road is this lovely two bedroom flat. The whole property is well presented throughout making this the perfect place for anybody to simply unpack their bags and move in! There's the added bonus of a share of freehold, double glazed windows, gas fired central heating and your own private street entrance.

As you enter through your private front door it leads up some steps and into the first floor landing to the front is the lounge / dining room which is the perfect place to relax in after a long days work! back down the hallway is one of the double bedrooms and separate kitchen. Towards the rear is where you'll find the second bedroom and bathroom which are both extremely bright and airy. There are steps that provide access to your private rear garden which is consistently sunny and perfect for those summer barbeques with friends and family!

The apartment is located just off of Lewes Road, just a stone's throw from the City centre. You have some excellent local schools close by as well as Queen's Park and Brighton mainline station only a short bus ride away. Living here you'll really appreciate the hustle and bustle of City living with a huge variety of boutique and convenience shops, trendy coffee houses and restaurants just moments away on Lewes and London Roads. Both Sussex and Brighton Universities are also within easy reach!



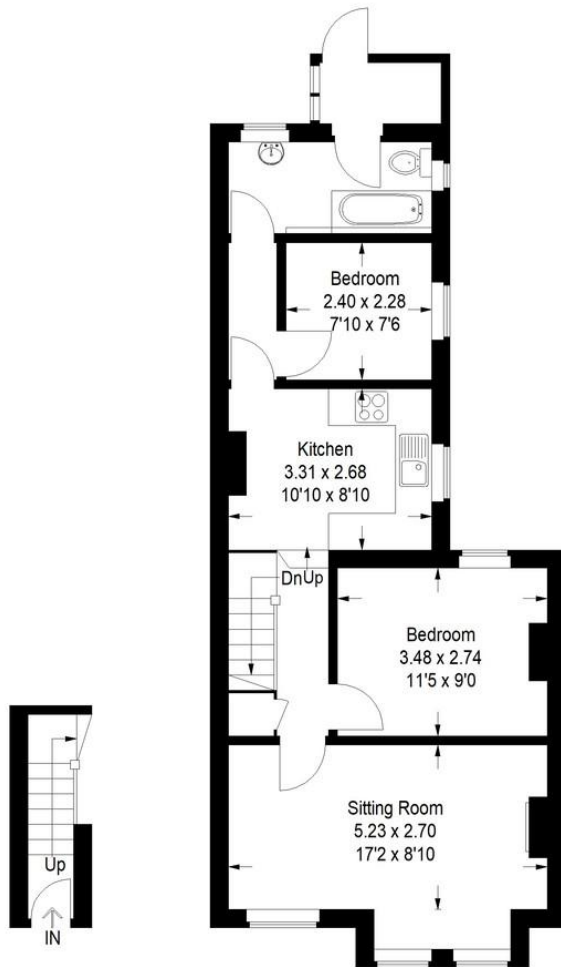
Picture this...

What better way to enjoy your weekend than to take a short trip in to the City Centre and choose from a wide range of fantastic restaurants and bars that are the best this City has to offer.

On those summer days you have the choice of enjoying yourself in your own private rear garden or venturing out to Brighton & Hove's famous seafront to enjoy a walk and an ice-cream with the family!

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Approximate Gross Internal Area
59.5 sq m / 640 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Accommodation

FIRST FLOOR FLAT

SITTING ROOM
17' 1" x 8' 10" (5.23m x 2.70m)

BEDROOM ONE
11' 5" x 8' 11" (3.48m x 2.74m)

KITCHEN
10' 10" x 8' 9" (3.31m x 2.68m)

BEDROOM TWO
7' 10" x 7' 5" (2.40m x 2.28m)

BATHROOM

OUTSIDE

SUNNY REAR GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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