

PHILLIPS & STILL

Bear Road, Brighton

Guide Price £300,000 - £320,000



- **A Spacious Two Bedroom First Floor Converted Flat**
- **Two Bedrooms**
- **Bay Fronted Lounge / Diner**
- **Separate Kitchen**
- **Fantastic Private Rear Garden**

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Bear Road, Brighton, BN2 4DB



Located just off vibrant Lewes Road is this lovely two bedroom first floor converted flat. The property is spacious and bright throughout, and with no onward chain it is ready for its next owner to move into and put their own stamp on it! There's the added bonus of a share of freehold, double glazed windows, gas fired central heating, your very own private street entrance and private rear garden!

Your private front door opens to stairs leading up to a generous first floor landing. From front to back, you will first find the fantastic lounge / diner which is the perfect place to relax in, entertain friends & family or sit down together for meals! Next along the hallway are the two double bedrooms, family bathroom and the separate kitchen. A door from the kitchen opens onto exterior steps that provide access down to your private rear garden, the perfect place for those summer barbeques & garden parties as well as a safe & secure place for children or pets to play out in!

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!



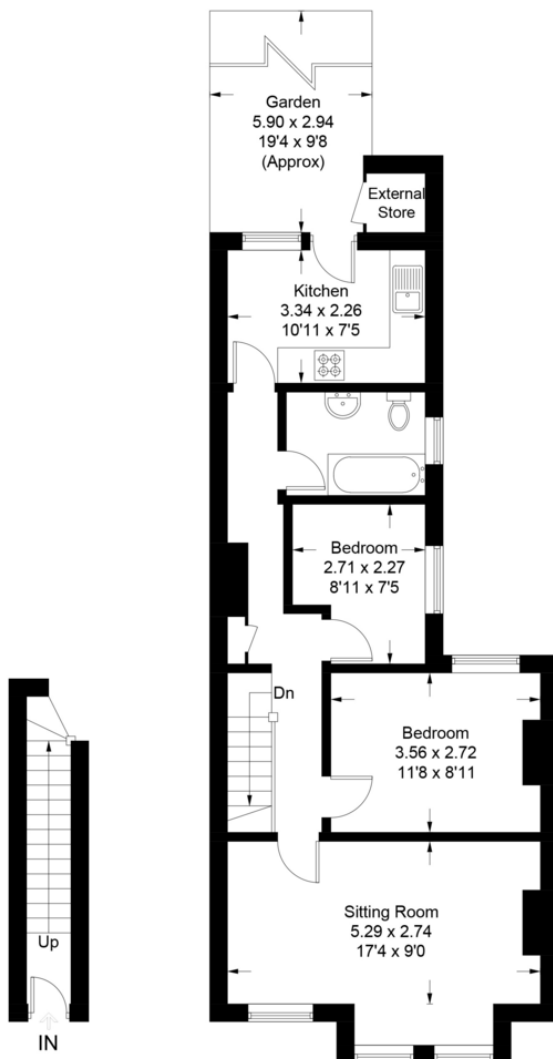
Picture this...

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 = 60.6 sq m / 652 sq ft
(Including External Store)



Ground Floor First Floor

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

Accommodation

GROUND FLOOR

Front door opening to stairs rising to:

FIRST FLOOR

LANDING

BAY FRONTED LOUNGE / DINER
17' 4" x 9' 0" (5.28m x 2.74m)

BEDROOM ONE
11' 8" x 8' 11" (3.56m x 2.72m)

BEDROOM TWO
8' 11" x 7' 5" (2.72m x 2.26m)

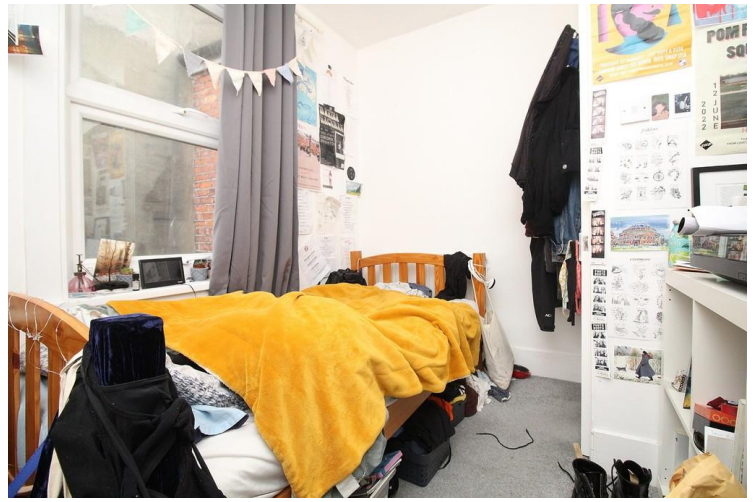
BATHROOM

KITCHEN
10' 11" x 7' 5" (3.33m x 2.26m)
With double glazed door opening
onto external steps into rear garden

OUTSIDE

PRIVATE REAR GARDEN
19' 4" x 9' 8" (5.89m x 2.95m)
With external storage cupboard

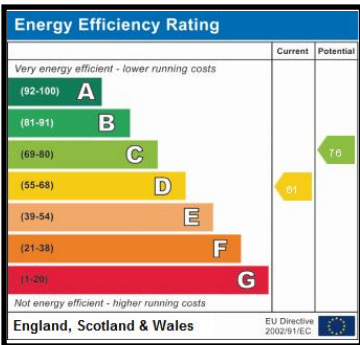




What to do next

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.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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