

SOLD STC



Bear Road, Brighton
Asking Price Of £365,000


MARTIN&CO

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- MID TERRACED HOUSE
- 2 DOUBLE BEDROOMS
- GREEN OUTLOOK AT FRONT
- FITTED KITCHEN
- REAR LEVEL GARDEN

**** PERIOD HOUSE IN POPULAR LOCATION **** Spacious and full of character this 2 double bedroom terraced house which is situated in a residential area close to Lewes Road with its shops, cafes and bus links

LOCATION Situated close to Lewes Road, convenient for local shops and cafes, bus links throughout Brighton to the universities or the centre of Brighton in minutes with its historic pebbled beach, Brighton Palace Pier and boutique shopping areas, this 2 bedroom terrace is ideally located for easy reach of all amenities. Within 5 minutes drive to Brighton Marina.

DESCRIPTION Would you like to own a piece of Victorian magic with this spacious 2 bedroom mid terrace house, its features include a light and airy open plan living and dining room and reasonable sized rear garden.

The property comprises of:



Entrance Hallway - Access to ground floor and stairs leading to first floor.

Living and Dining room - Typically Brighton with wooden flooring and a brick built fireplace access through to the kitchen and southerly facing windows making it very light.

Fitted Kitchen - Range of wall and mounted units with plenty of space for appliances. Integrated oven.

Bathroom - Fitted white suite with shower and bath

Stairs up to first floor landing

Bedroom 1 - Southerly facing window with plenty of space for double bed and bedroom furniture.

Bedroom 2 - Fitted wardrobes with window overlooking the rear.

Outside

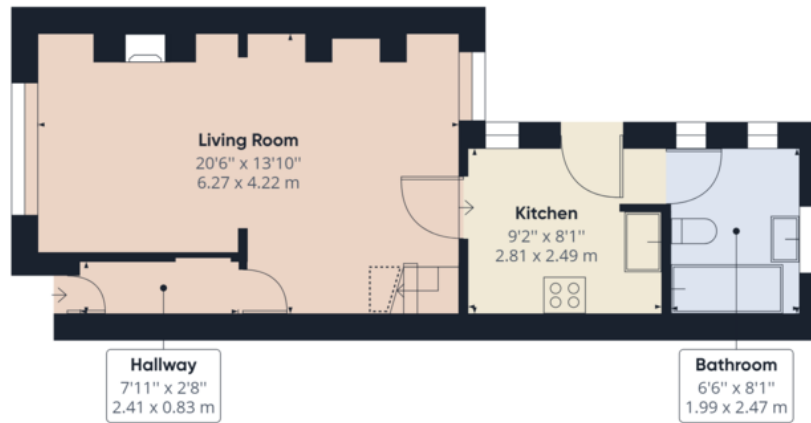
Front garden with plants and steps to own front door

Rear garden which is mainly laid to lawn with pathway.

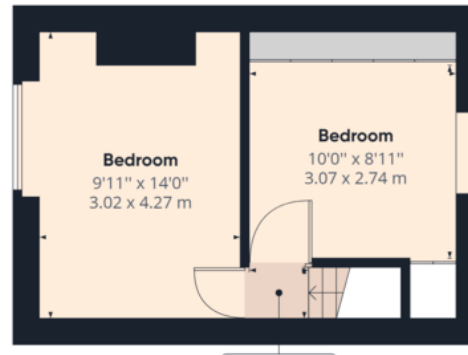
Council Band C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		





Ground Floor



Approximate total area⁽¹⁾
666.71 ft²
61.94 m²

Reduced headroom
3.84 ft²
0.36 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

Martin & Co Brighton

2 Beaconsfield Road • Brighton • BN1 4QH
T: 01273 571252 • E: brightoncentral@martinco.com

01273 571252

<http://www.martinco.com>



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