

property details **approval form**

201 Bear Road, Brighton, East Sussex, England, BN2 4DD

Date: 17 March 2026

Property Ref and Version: BEG107266 - 0004

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£280,000

Tenure: Leasehold

>> **key features**

- > Flexible three-storey layout
- > Two bedrooms plus a large attic room with potential to be converted into a third bedroom STPP
- > Excellent transport access
- > Close to amenities
- > EPC Rating: Awaited

>> **short description**

A flexible and spacious two-storey property offering two bedrooms, a large reception room and an attic room, with excellent access to shops, schools, healthcare and public transport. Ideal for buyers seeking space, practicality and strong connectivity in a well-served residential setting.

>> **long description**

A well-arranged two-bedroom home set over three floors, offering flexible living space, a large reception room and an additional attic room ideal for home working, storage or a third bedroom (STPP). Situated in a convenient residential location close to transport links, schools and local amenities, this property is well-suited to first-time buyers, small families or investors.

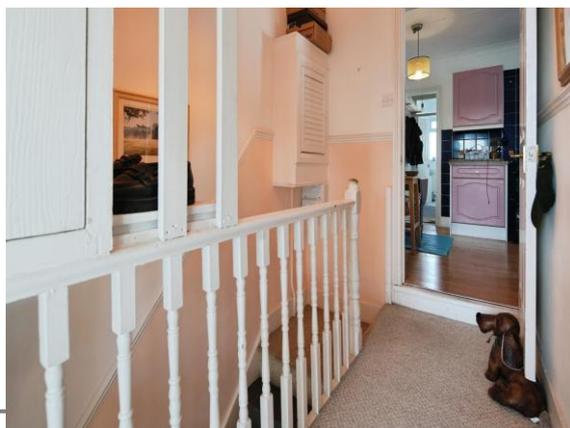
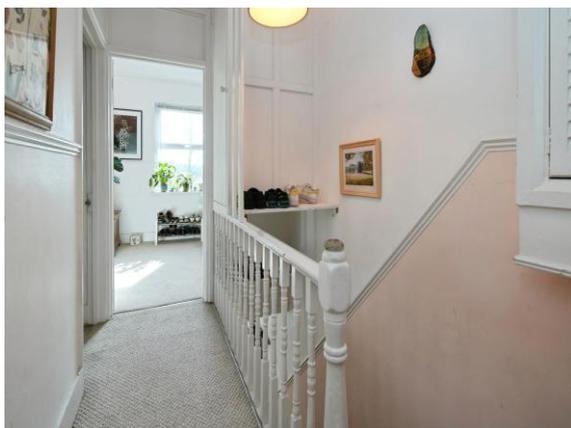
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>> property images



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T 01273 677544 E LewesRoad@fox-and-sons.co.uk

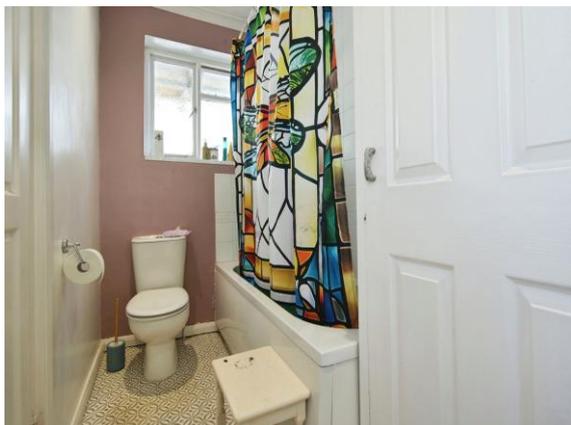
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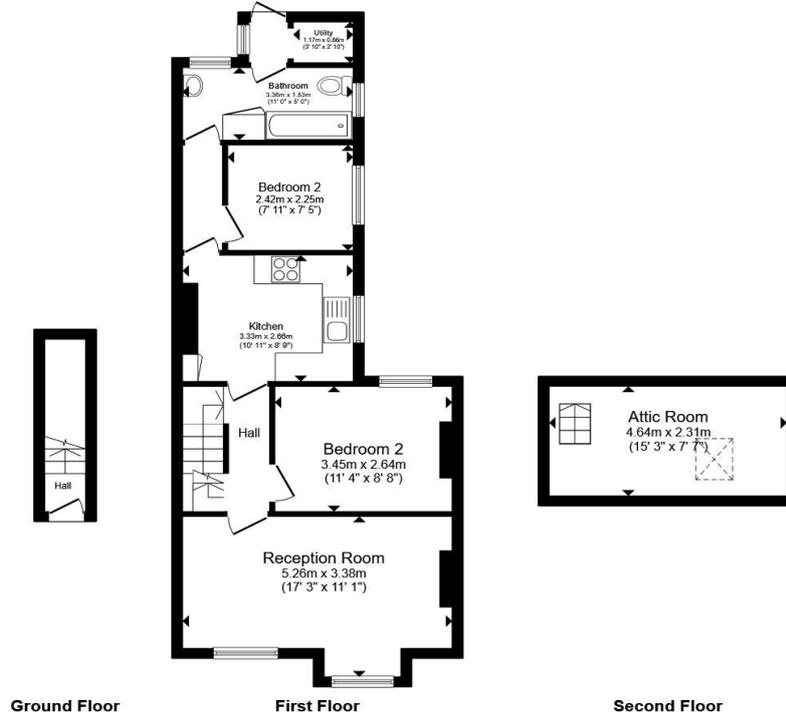
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>> floor plan



Total floor area 67.9 m² (730 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Aaron Bowley		
Mrs A. Sheppard		

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