



39 Bear Road

Brighton, BN2 4DA

Offers In The Region Of £330,000

Bear Road is a well-established residential street to the north-east of Brighton city centre, within the popular Elm Grove and Hanover area. Lined with traditional red-brick terraced houses, it has a strong community feel and is popular with families, professionals and students. The area offers a good range of local shops, cafés and everyday amenities along nearby Elm Grove and Lewes Road, as well as several well-regarded schools. Green spaces such as Queen's Park and The Level are close by, while the South Downs are easily accessible for countryside walks.

Regular bus services provide quick links to Brighton city centre, the seafront, the mainline station and the universities, making Bear Road a convenient and well-connected location for a variety of buyers and tenants.

This a red-brick mid-terrace house offers well-proportioned accommodation and excellent scope for modernisation and improvement. The ground floor comprises an entrance hall leading to a through lounge / dining room, providing a flexible living and entertaining space. To the rear of the property is the kitchen, along with an 'L' shaped shower room/WC. On the half-landing there is a bedroom, with two further bedrooms located on the first floor and a loft space that offers potential to create additional accommodation if required and SNPP.

- Red Brick Terrace House
- No Onward Chain
- Through Lounge / Dining Room
- Kitchen
- Ground Floor Shower Room / WC
- Currently Arranged as Three Bedrooms
- Large Rear Garden
- In Need of Modernisation
- Potential to Extend SNPP
- Council Tax Band B EPC Rating D

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



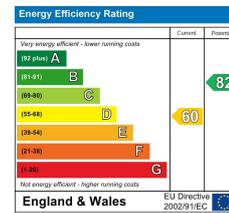
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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