



249 Bear Road, Brighton, BN2 4DD

£300,000 Leasehold

Well presented and CHAIN FREE 2 bedroom first floor GARDEN FLAT situated in this popular residential location. Other features include spacious SOUTHERLY FACING lounge, MODERN fitted kitchen & bathroom, landscaped rear garden, gas heating & double glazed. Viewings are highly recommended. Energy Rating: C70  
Exclusive to Maslen Estate Agents

Front door leading to:

#### **Entrance Vestibule**

Wall mounted gas meter, cupboard housing electric fusebox & meter, stairs rising to:

#### **First Floor Landing**

Wall mounted 'Honeywell' heating thermostat, hatch to loft space, door to:

#### **Lounge**

Central heating radiator, attractive cast iron fireplace & surround, shelving & cupboards built into chimney recess, coved ceiling, 2 x southerly facing uPVC double glazed windows to front.

#### **Bedroom**

Central heating radiator, uPVC double glazed window to rear.

#### **Kitchen**

Comprising a range of white gloss wall & base units with laminated work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner gas hob with electric oven under & stainless steel cooker hood over, space & plumbing for washing machine, space for upright fridge/freezer, metro style tiled splashback, contemporary grey wood effect flooring, cupboard housing 'Ideal' gas boiler, uPVC double glazed window to side.

#### **Inner Hallway**

Continuation of contemporary grey wood effect flooring, central heating radiator, uPVC double glazed window to side.

#### **Bedroom**

Central heating radiator, 2 x uPVC double glazed windows to side.

#### **Bathroom/W.C.**

Comprising panelled shower bath with mixer tap, shower screen & thermostatically controlled shower unit over, double vanity unit with inset wash hand basin with mixer tap, low level close coupled push button W.C., heated towel rail, part tiled walls, continuation of contemporary grey wood effect flooring from Inner Hallway, uPVC double glazed window with frosted glass to rear.

#### **Outside**

##### **Rear Garden**

Fence & wall enclosed private rear garden with shrubs & tree borders.

#### **Total approx floor area**

568 sq.ft. (52.8 sq.m.)

#### **Parking Zone U**

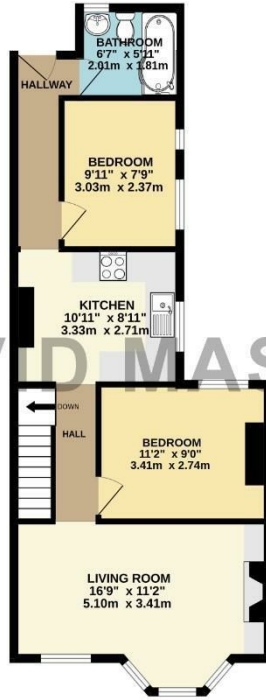
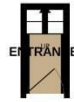
#### **Council Tax Band B**

#### **V1**

*What the owner says:*

*"We've loved living in our flat and in this area with the most beautiful walks opposite and up on nearby sheepcote valley. Our favourite spot is in the living room with the sunlight flooding in every day, the views of the trees and even the sea in the distance. Plus gorgeous sunsets makes it feels like a peaceful corner of the city. The property has been recently decorated, we had all the painting done in September just gone. With the benefit of having everything we need close by but also with the convenience of still being walking distance to town and the beach. We will miss the sense of community here and our lovely neighbours!"*

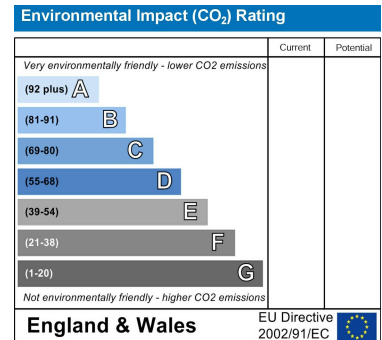
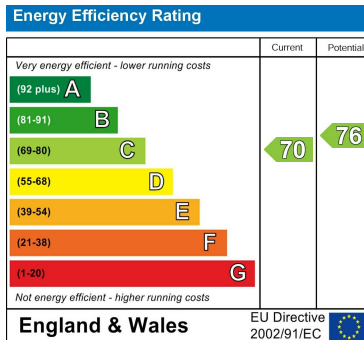




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TOTAL FLOOR AREA: 568 sq ft (52.8 sq m) approx.

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**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
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**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FINANCIAL SERVICES**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 777795  
e: mortgages@maslen.co.uk

**LETTINGS**

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk

