



249 Bear Road, Brighton, BN2 4DD

£300,000 Leasehold

*** SOLD VIA MASLEN ESTATE AGENTS ***
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.)

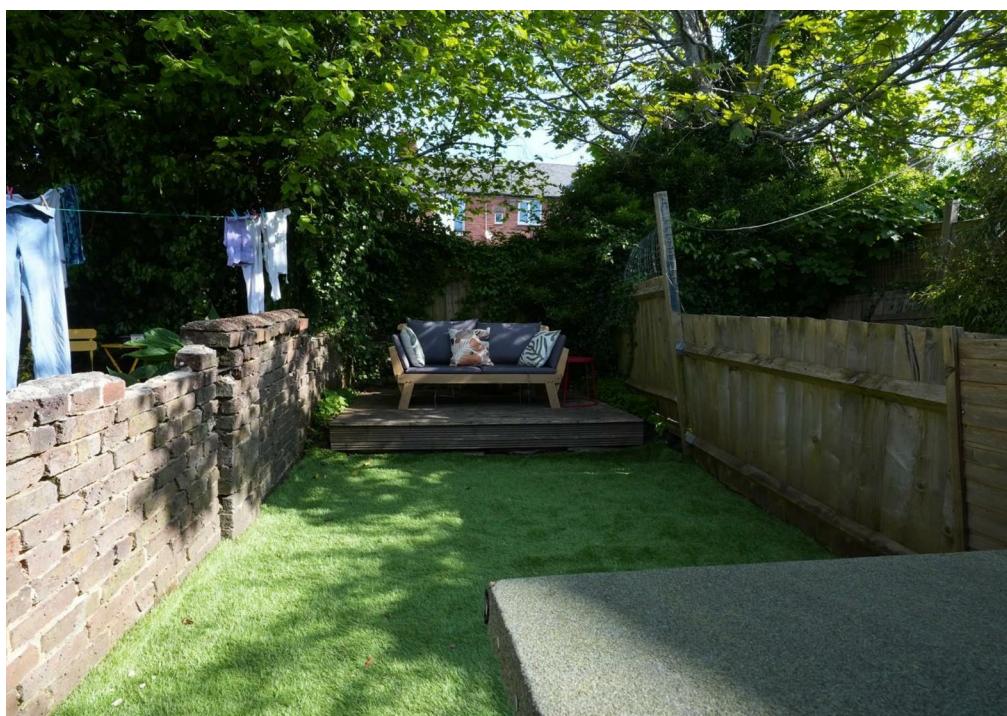
Parking Zone U

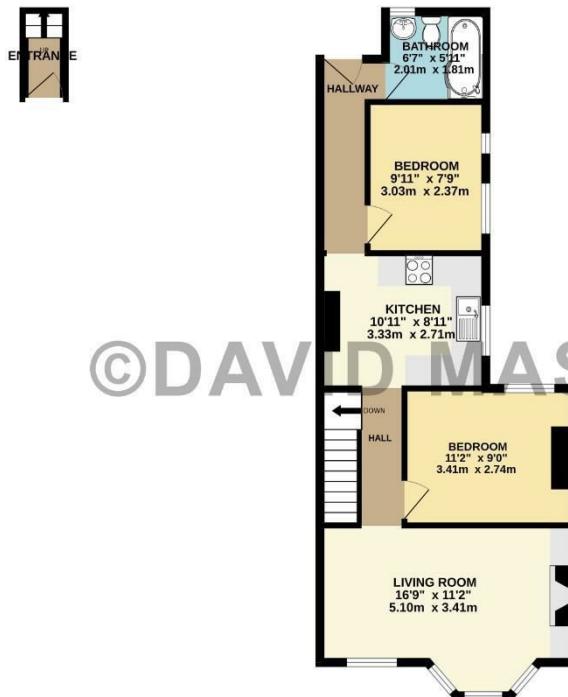
Council Tax Band B

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.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and not to scale. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	70	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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