



**Bear Road, Brighton, BN2 4DB**  
Asking Price £325,000



## **Bear Road, Brighton, BN2 4DB**

Superbly presented throughout, 2 bedrooms plus an office space, leafy outlook, own street entrance, first floor, loft space included.

### **The Property**

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A superbly presented first floor apartment forming part of an attractive brick built building, located in a sought after position to the north of the city centre. The apartment has a private street entrance and comprises; entrance hall, open plan living space with fitted kitchen and access to a 28' rear garden, bathroom, two double bedrooms and a useful dressing room/study which lends itself to use as an occasional bedroom three. We understand from our client that the roof space is included within the title, which offers scope to extend subject to consent being sought and obtained.

### **The Location**

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Bear Road is located close to Lewes Road (A270), a great location for families and commuters. Local shops, cafes, restaurants and entertainment facilities are moments away in Lewes Road (0.3miles) itself. Queens Park (1.4miles), The Level (0.9miles), Preston Park (1.4miles), The Seafront (1.8 miles) and Churchill Square Shopping Centre (2.0 miles) all accessible providing extensive shopping amenities and outdoor entertainment. An ideal location for local schools such Elm Grove Primary School (1.0 mile), St Lukes Primary School, Brighton (0.7 miles) & Sussex University (2.6 miles). Transport amenities include Brighton Mainline Station (1.5miles), London Road Train Station (1.1 miles) the A27 & A23 road networks and many bus routes, which are all easily accessible providing access into Brighton, Hove and London.







TOTAL FLOOR AREA : 617sq.ft. (57.3 sq.m.) approx.  
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**Agents Notes**

Tenure Share of Freehold  
999 Year Lease Term From 2018  
Building insurance contribution- £132.41 approx per annum  
Service Charge- 50% of overall spend ad hoc  
Ground Rent- N/A  
Council Tax Band B

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	64 D
21-38	F		
1-20	G		



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