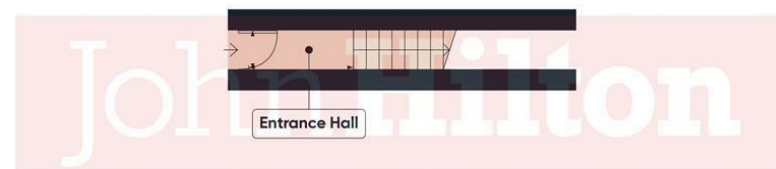


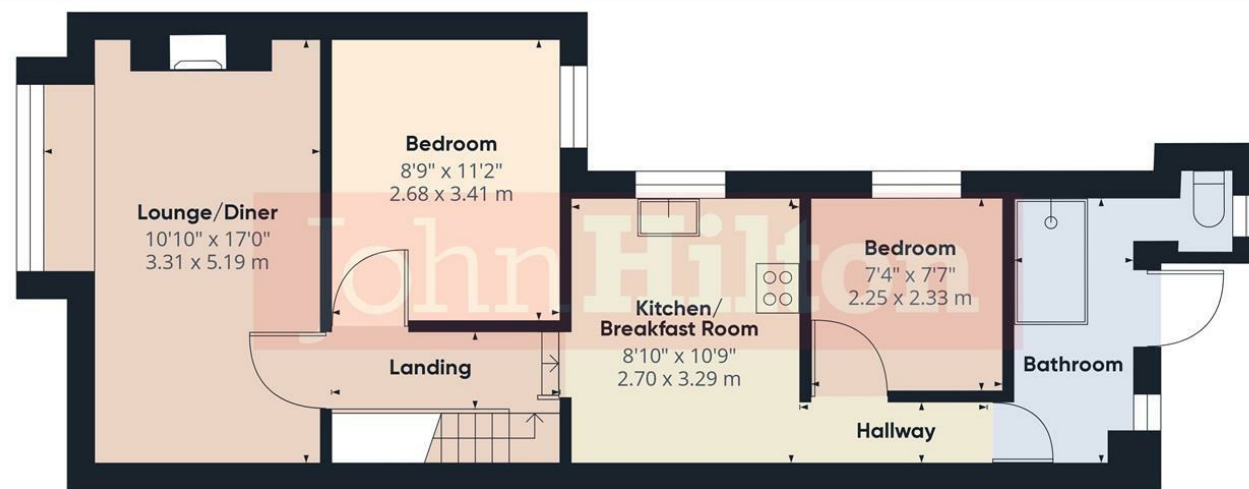
# John Hilton

# John Hilton

Est 1972



Ground Floor



Floor 1



Total Area Approx 567.26 sq ft

First Floor Flat, 215 Bear Road, Brighton, BN2 4DD

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**Guide Price £300,000-£315,000**  
**Leasehold - Share of Freehold**

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[www.johnhiltons.co.uk](http://www.johnhiltons.co.uk)







## First Floor Flat, 215 Bear Road Brighton, BN2 4DD

\*\*\* GUIDE PRICE £300,000-£315,000 \*\*\*

A delightful two bedroom first floor flat with its own private, low-maintenance garden and private street entrance. Well-presented and maintained accommodation with full-width lounge/diner at the front with feature fireplace and leafy views towards the city centre and sea in the distance, between the clearings. Fitted kitchen with breakfast bar plus fully tiled shower room with walk-in shower and loft above which is ideal for storage. Located in a popular residential area just off Lewes Road, convenient for schools and local amenities including shops, cafes and supermarkets which can all be found close by. Frequent bus services into the city centre and universities and a short leisurely walk into central Brighton. Being sold with no onward chain and SHARE of Freehold, this would make an ideal first time purchase.



### Approach

Footpath leads to own street entrance.

### Entrance Hall

Coir matting, stairs to first floor.

### Landing

Access to boarded loft housing 'Worcester' combi boiler, with drop-down ladder.

### Lounge/Diner

3.31m x 5.19m (10'10" x 17'0")

Square bay window with window seat with storage under offering leafy views to the front, further window, recessed fitted cupboards with shelving over, feature period fireplace with tiled hearth.

### Kitchen/Breakfast Room

2.70m x 3.29m (8'10" x 10'9")

Range of units at eye and base level, worktops with tiled splashbacks incorporating enamel sink with mixer tap and drainer. Breakfast bar with tiled splashbacks, spaces for appliances, canopy extractor hood, larder-style cupboard, tiled floor and window to side.

### Bedroom

2.68m x 3.41m (8'9" x 11'2")

Window to rear, fitted wardrobe with sliding doors.

### Bedroom

2.25m x 2.33m (7'4" x 7'7")

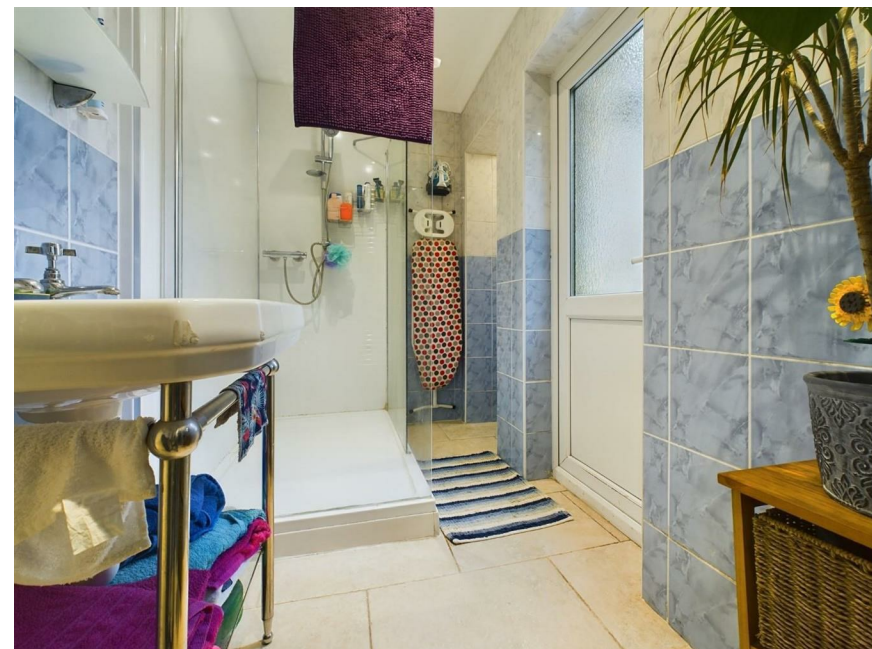
Window to side.

### Bathroom

Fully tiled walls and floor. Large shower enclosure with aquaboard surround, raised shower head and hand-held shower attachment on riser. Large ceramic 'Savoy' wash basin with chrome towel rail and glass shelf under, low-level WC, heated towel rail and door to rear garden.

### Rear Garden

Decked terrace leads to paved patio with fenced boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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		

Council Tax Band: **B**

- Delightful Two Bed First Floor Flat
- No Neighbours Above
- Private Garden
- Separate Street Entrance
- Kitchen/Breakfast Room
- Lounge/Diner with Feature Fireplace
- Close to Lewes Road
- Share of Freehold
- No Onward Chain
- Ideal First Time Buy