



£300,000

187 Bear Road, Brighton, West Sussex, BN2 4DB

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GUIDE PRICE £300,000 - £325,000

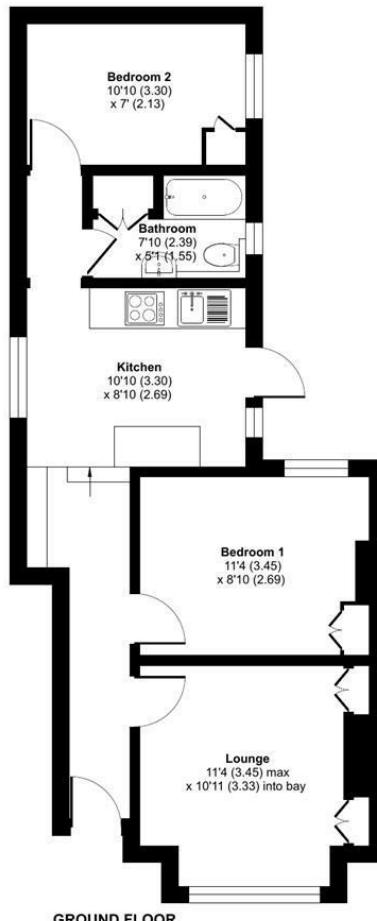
Bear Road is an exceptional property situated in an extremely popular and highly sought-after residential area. With its easy access to the A27, A23 and Brighton City Centre this is an area that continues to be popular with young professionals. Extensive local conveniences can be found close by, including supermarkets, cafes and pubs, while comprehensive bus services provide access to the city centre and surrounding areas.

This charming property occupies the ground floor of this attractive period house and offers ample living space, with two bedrooms, a spacious living room, a modern kitchen and a modern bathroom. The property also benefits from an enclosed rear paved garden, which is perfect for entertaining guests or simply relaxing on a sunny afternoon.

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Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

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- DESIRABLE LOCATION
- SMALL ENCLOSED GARDEN
- TWO BEDROOMS
- NO ONWARD CHAIN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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