



## 57 BEAR ROAD BRIGHTON, BN2 4DB

£1,600 PER MONTH

Available Now! Superb, two bedroom first floor garden apartment. Situated on the first floor, this property offers a versatile layout, which can easily be used as either a two bedroom or three bedroom apartment. The current layout benefits from bright and spacious accommodation comprising; two double bedrooms, living room, family bathroom, separate W/C and spacious kitchen / dining room. The property further benefits from a private rear garden.

Sharers and working professionals considered.

Situated in a prime location in Brighton which gives easy access to Lewes road with its many shops, cafes and supermarkets only a short walk away.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





## 57 Bear Road

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft

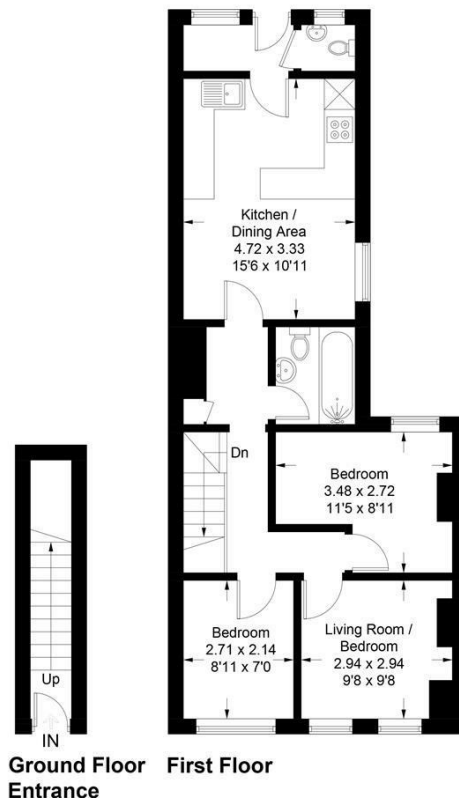
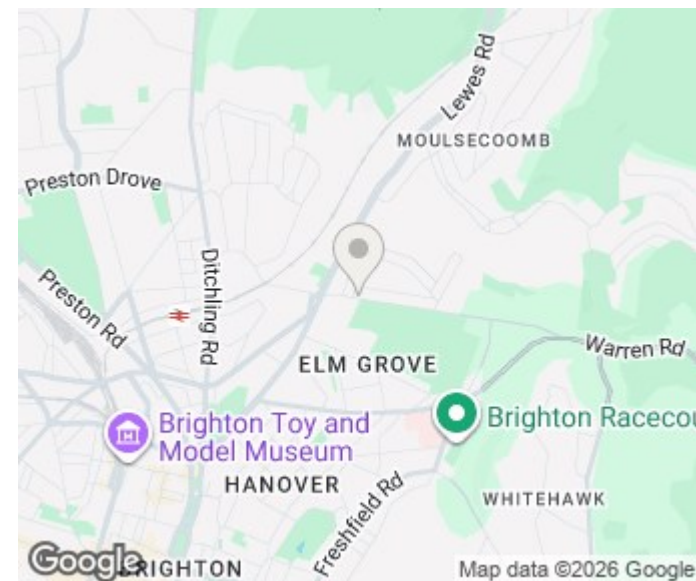


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258099)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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