



311 BEAR ROAD BRIGHTON, BN2 4DD

£375,000
FREEHOLD

Guide price £375,000 - £400,000. Superb, two-bedroom mid-terrace home that offers the perfect mix of character and modern comfort, in the heart of Brighton.

The property has been beautifully renovated by its current owners, benefitting from a great layout, bright and spacious rooms all combining to make the perfect home. Comprising; large through lounge / diner, kitchen, bathroom and two double bedrooms. Outside you have a large, low maintenance rear garden with shed access, perfect for storage. The current owners also have planning permission approved for ground floor rear/side extension, first floor rear extension, loft conversion with full width rear dormer and insertion of front rooflights.

Located on Bear Road you are well-connected, with Brighton University nearby, local shops and supermarkets easily accessible along Lewes Road, and quick routes into the city centre.

**Nicholas
James**

SALES LETTINGS AUCTIONS





311 Bear Road

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft
 Sheds = 9.0 sq m / 97 sq ft
 Total = 75.7 sq m / 815 sq ft

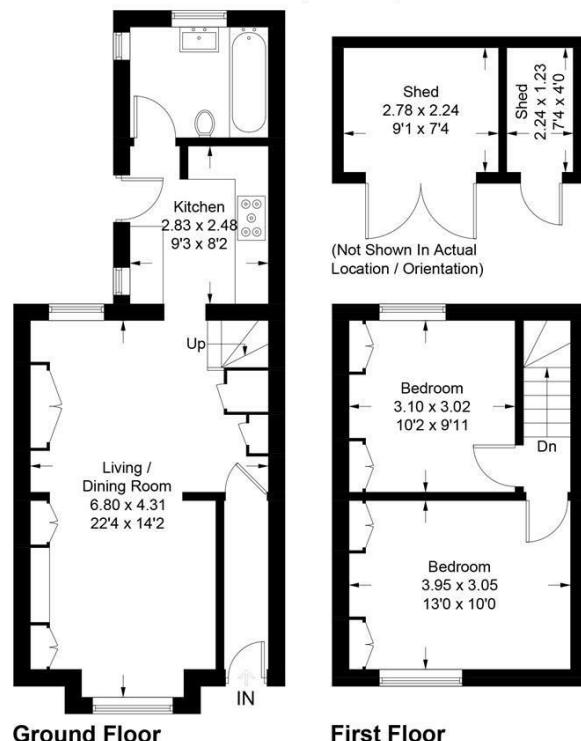


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1268481)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
 James**

SALES LETTINGS AUCTIONS