



Guide Price
£650,000

Freehold

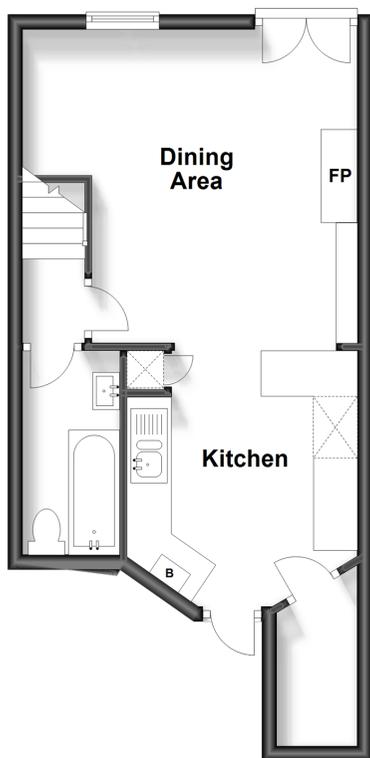
4x  1x  2x 

**Osborne Road, Brighton,
East Sussex, BN1**

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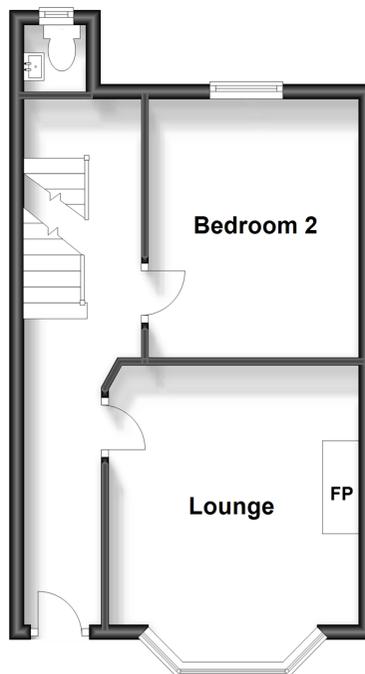
Lower Ground Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



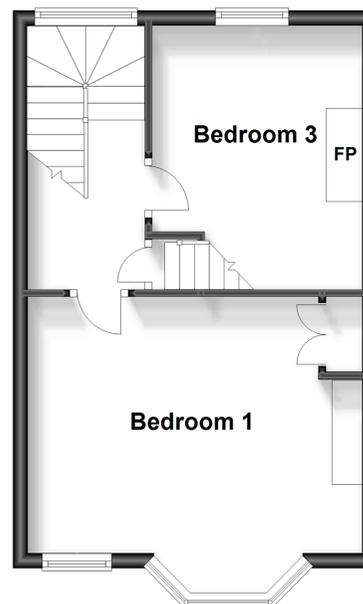
Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



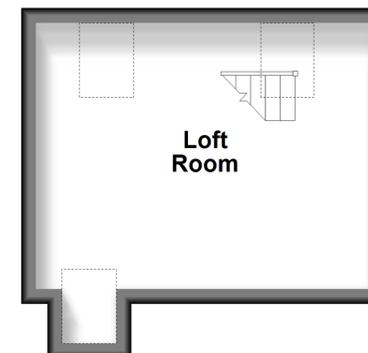
First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Second Floor

Approx. 16.9 sq. metres (182.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 13'9 into bay x 11'3 (4.19m x 3.43m)

Bedroom 2: 11'4 x 9'6 (3.46m x 2.90m)

Cloakroom

LOWER GROUND FLOOR

Kitchen : 12'4 x 10'4 (3.76m x 3.15m)

Dining Area: 15'2 x 14'2 (4.63m x 4.32m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 15'7 into bay x 13'11 (4.75m x 4.24m)

Bedroom 3 : 11'6 x 9'11 (3.51m x 3.02m)

SECOND FLOOR

Loft Room

OUTSIDE

Front & Rear Garden



Main features

- Friendly Fiveways community close to excellent schools
- Versatile accommodation with additional loft room
- Lovely sunset views to the rear
- Large family kitchen/dining space
- Walking distance to train station



Nearest Schools

Primary Schools: Balfour Junior School 0.1 miles, Downs Junior School 0.6 miles, St Bernadette's Catholic Primary 0.5 miles
Secondary Schools: Vardean School 0.2 miles, Dorothy Stringer High School 0.3 miles



Transport Information

Train Stations: Preston Park 0.7 miles, London Road 0.9 miles, Brighton 1.5 miles



Address

Osborne Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING	CURRENT:	POTENTIAL:
	D(64)	B(31)

30510195/20240403/SEH/EM