



29 Osborne Road, Brighton, BN1 6LR

Spencer  
& Leigh



29 Osborne Road,  
Brighton, BN1 6LR

Guide Price £650,000 - £700,000 Freehold

- Beautiful Red Brick Victorian Family Home
- Favoured Fiveways Location
- Flexible Living Accommodation
- Great Catchments for sought after Local Schools
- Stunning Elevated View
- Decked Rear Sun Terrace
- Flat Plaster Finish, Whilst keeping Original Period Features
- Vendor Suited
- Further Cellar and Storage
- Exclusive to Spencer & Leigh

GUIDE PRICE £650,000 - £700,000

A beautiful Victorian Property, spaciouly arranged over varying levels adding both character and a panoramic view as you climb! Located in sought-after Fiveways with Blakers and Preston Park on the doorstep, its independent shops & Cafe's a mere Five-minute walk away plus being in all of the Catchments for Favoured local schools this property should be high on the Viewing list!

The property offers flexibility from Top to Bottom, with the Main Bedroom a sizeable 14'9" X 14'1" into the traditional Bay Window, whilst Two Further Double Bedrooms and the Family Bathroom complete the Top Floor and half Landing. The Ground Floor features a Large Reception room plus a Flexible Fourth Bedroom, Second Reception or Office Space. The current Vendor writes and gains much inspiration from the View at the rear of the property, this is obtained via the Kitchen which has a seamless flow onto the raised rear decked Terrace, a lovely area to either Dine or Entertain with its predominantly Westerly aspect! The property also boasts additional storage by way of a lower cellar and has had recent works carried out such as a replacement Combination Boiler & Windows having been fitted throughout.

Whilst the property has retained many of its beautiful original features such as the Fireplaces, Ceiling Roses and Corbel's it has been brought into the modern Century with a flat plaster Finish.

In our opinion, the Property could do with some further renovations but that is well reflected in the asking price, further adding this is a property not to be missed out on considering the Current Vendor is already suited onwards!

Call now to book your viewing and appreciate all this delightful home has to offer!



Osborne Road is situated in an extremely desirable location within the trendy Fiveways district with its shops, restaurants and bars all within a short walk away. Popular schools are within walking distance and a main line railway station along with ample green spaces can be found at Hollingbury and Preston Park.





Entrance  
 Entrance Hallway  
 Reception Room  
 14'1 x 11'1  
 Kitchen/Breakfast Room  
 15'5 x 9'6  
 G/f Bedroom  
 11'5 x 9'6  
 Stairs lowering to Basement  
 Storage  
 Stairs rising to First Floor  
 Bedroom  
 14'9 x 14'1  
 Bedroom  
 12'1 x 9'6  
 Bedroom  
 11'5 x 9'6  
 Family Bathroom  
 OUTSIDE  
 Rear Decked Terrace  
 Rear Garden

Property Information  
 Council Tax Band D: £2,338.06 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Restricted on street parking - Parking Zone F  
 Broadband: Standard 15Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)  
 Mobile: Fair coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- D

### 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>		<b>74</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Spencer & Leigh**

# Osborne Road



Basement  
Approximate Floor Area  
336.91 sq ft  
(31.30 sq m)

Ground Floor  
Approximate Floor Area  
570.48 sq ft  
(53.0 sq m)

First Floor  
Approximate Floor Area  
576.94 sq ft  
(53.60 sq m)

Approximate Gross Internal Area = 137.90 sq m / 1484.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.