



167, Osborne Road, Brighton, BN1 6LW

Spencer  
& Leigh

167, Osborne Road,  
Brighton, BN1 6LW

£2,000 PCM -

- Well presented period family home
- Three/Four bedrooms
- Pleasant bay fronted lounge with a feature fireplace
- Spacious kitchen/breakfast room with appliances
- Modern family bathroom suite
- Pleasant rooftop views
- Secluded rear garden
- Offered in excellent condition
- Gas fired central heating and double glazed windows
- Sought after Preston Park location near schools

This charming period home is offered to let in what we consider to be excellent condition, having a bright and airy living space complimented by a neutral colour scheme. The accommodation features a pleasant lounge with a feature fireplace and bay window, a separate reception room which could be used as a fourth bedroom and a good size kitchen breakfast room with appliances. The three bedrooms and family bathroom are arranged over the split level first floor with bedroom one having wonderful distant views. The rear garden has a patio area which extends into the main garden which benefits from the afternoon sun. Boasting gas fired central heating and double glazed windows, this lovely family home is available to let immediately, on an unfurnished basis. Local amenities are nearby at Fiveways, together with popular schools, the open green space of Preston Park and a mainline station. Viewing is highly recommended.



Entrance Hall

Kitchen  
8'7" x 13'8"

Living Room  
11'4" x 13'7"

Bedroom 1  
14'9" x 13'8"

Bedroom 2  
9'4" x 11'6"

Bedroom 3  
8'10" x 7'0"

Bedroom 4/Reception 2  
9'3" x 11'6"

Bathroom

Garden

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:- Brighton & Hove  
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>		<b>81</b>
(69-80) <b>C</b>	<b>63</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

# Spencer & Leigh



Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup>

All measurements are approximate and for display purposes only