



Osborne Road, Brighton



Asking Price
£230,000
 Share of Freehold

- A WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT
- IDEAL FIRST TIME BUY
- SHARE OF FREEHOLD
- HIGHLY SOUGHT AFTER PRESTON PARK LOCATION
- CLOSE PROXIMITY TO FIVEWAYS & PRESTON PARK
- NEWLY FITTED BATHROOM

Robert Luff & Co are delighted to bring to market this well presented one bedroom ground floor flat located a stones throw away from Brighton's ever popular Fiveways area. Osborne Road is situated within close proximity to excellent local schools such as Downs, Varndean and Balfour. Blakers Park and Hollingbury park are only moments away as well as the local shops at Fiveways with bus routes running into Brighton city centre. Preston Park is a short walk away, as well as Preston Park train station with its direct links to London.

Accommodation offers; Kitchen/Living Room, Double bedroom & Bathroom. Other benefits include; share of freehold

T: 01273 921133 E:
www.robertluff.co.uk

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 Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Lounge/Diner 15'11 x 9'7 (4.85m x 2.92m)

Bedroom 11'11 x 10'8 (3.63m x 3.25m)

Bathroom

AGENT NOTES

REMAINDER OF A 999 LEASE

SERVICE CHARGE: £1200PA

EPC: C

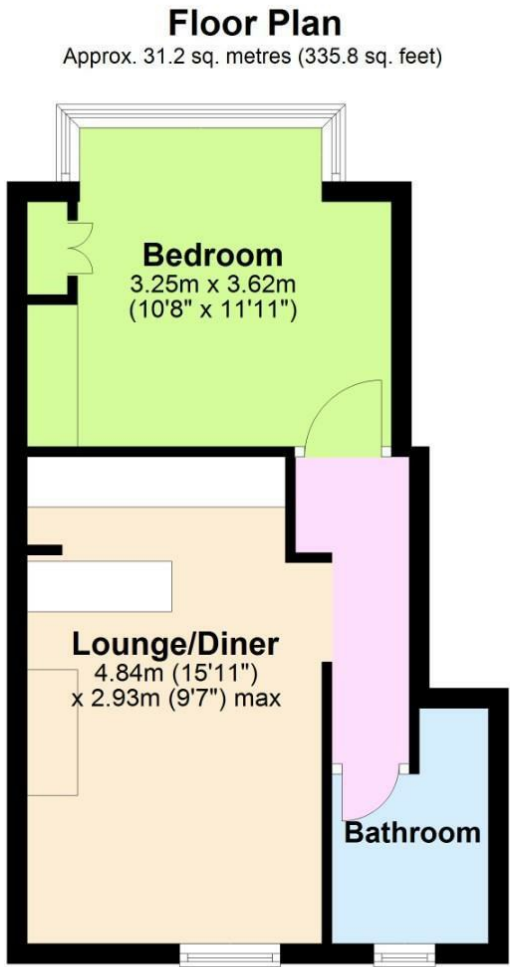
COUNCIL TAX BAND: A



28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Total area: approx. 31.2 sq. metres (335.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.