

1 Osborne Road

Brighton, BN1 6LR

Guide price £650,000

As you step inside, you're greeted by an inviting entrance hall that leads you into the front sitting room. With its high ceilings, period features, and a bay window framing views of the front garden, this room exudes character and warmth.

Venture further, and you'll discover a versatile rear reception room, which can also serve as a fourth bedroom. Its rear window provides captivating vistas over Withdean, creating a serene atmosphere.

A few steps from the entrance hall guide you to the heart of the home - the modern, well-equipped kitchen. Adorned with high gloss units and integrated appliances. An adjacent formal dining room with double doors seamlessly connects the indoors with the charming garden outside, making it perfect for entertaining or enjoying family meals in the open air.

As you ascend to the first floor, you'll find the spacious master bedroom with a bay window that floods the room with natural light and showcases period details. The second bedroom is generously sized, offering picturesque views over the vibrant city of Brighton. A family bathroom with a separate WC caters to your comfort, while the third bedroom on this floor provides ample space and boasts city views.

Additional features include a practical cellar, offering excellent storage space and housing the efficient gas-fired combination boiler.

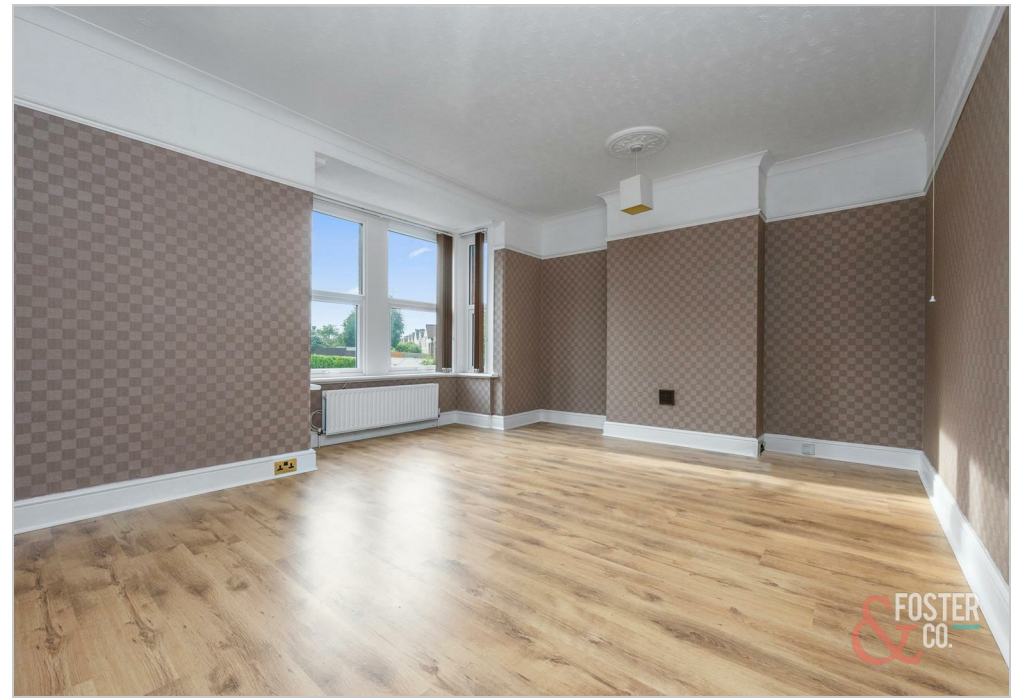
Outside, the westerly-facing rear garden has been thoughtfully paved for low maintenance, creating a sun-soaked oasis - the perfect place to unwind or host gatherings with friends and family.

But the allure of this property extends beyond its current charms. With great potential for extension and improvement, this home invites you to tailor it to your unique vision and needs.

Seize this opportunity to make this splendid family home your own. Contact us today to arrange a viewing and explore the endless possibilities that this property offers.

- END OF TERRACE HOUSE
- PRIME BRIGHTON POSITION
- GOOD SIZE REAR GARDEN
- THREE BEDROOMS
- SOUGHT AFTER SCHOOL CATCHMENT AREA
- NO CHAIN
- ACCOMMODATION OVER 3 FLOORS
- CLOSE TO FIVEWAYS, PRESTON PARK & PRESTON PARK STATION
- THREE RECEPTION ROOMS
- RETAINS PERIOD FEATURES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



OSBOURNE ROAD

Approximate Gross Internal Area = 133.81 sq m / 1440.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
623.87 sq ft
(57.96 sq m)



FIRST FLOOR
Approximate Floor Area
623.87 sq ft
(57.96 sq m)



CELLAR
Approximate Floor Area
192.56 sq ft
(17.89 sq m)

