



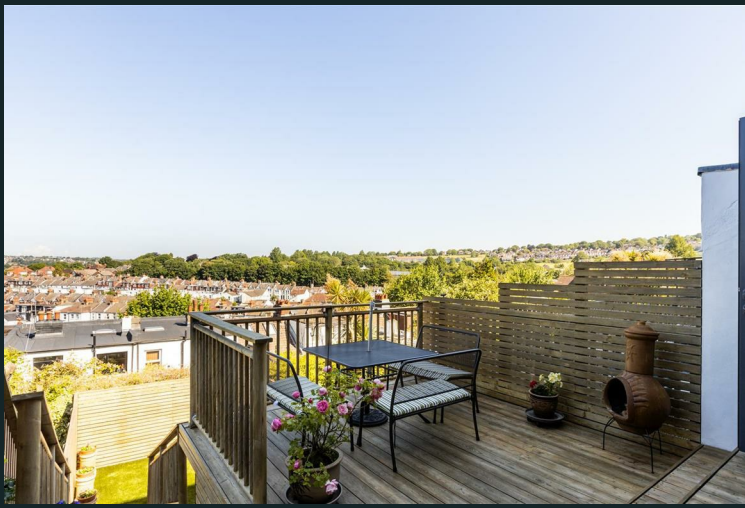
Osborne Road, Brighton

Guide price £750,000 - £800,000



Property highlights

- Split-level family home with versatile accommodation
- Located in a sought-after area close to Preston Park and Fiveways
- In the catchment area for excellent local schools
- Within walking distance of Preston Park train station
- Well-presented throughout
- Three/four bedrooms (depending on how you use the space)
- Rear decked area with sunset views and additional lower garden
- Separate WC and utility room
- Bright and welcoming open-plan living room/kitchen
- Potential to extend into the loft space (planning permission granted)



Guide price £750,000 – £800,000. This terraced house is well-presented throughout and makes an excellent family home in a sought-after area. Spread over three floors, this home offers versatile accommodation, and its rear garden boasts spectacular views across Brighton.

The Property

This terraced house is well-presented throughout and makes an excellent family home in a sought-after area.

You enter through the front door into a bright hallway, which has been fitted with stylish and practical porcelain stone tiles. The ground floor comprises a sunlit and welcoming living room/kitchen that spans the length of the house. A bay window overlooks the street and provides a lovely space for a dining table. There's room for a sofa and an original feature fireplace, and the wooden flooring has been sanded back. The modern kitchen has been fitted with cream shaker style cupboards, a light grey speckled worktop, patterned tiled walls, and state-of-the-art integrated appliances - including a Fischer & Paykel fridge/freezer with water dispenser, Bosch hob, and Pyrolytic self-cleaning ovens and integrated microwave.

At the end of the hall and down a couple of steps is the snug, which benefits from underfloor heating. Perfect for relaxing post-dinner, it has space for a sofa, armchair, and a TV. Bi-fold doors open onto a raised deck with ample space for another table and chairs. From here, there are spectacular views out over the rooftops of Brighton, and the space benefits from having the sun from about midday until sunset. Steps lead down to an artificial grass garden with additional decked seating, which provides the perfect BBQ spot. There's a large store under the raised deck to store garden furniture, bikes, paddle boards - you name it, it's big enough!

On the lower ground floor, there's a home office, which could also be used as a fourth bedroom. A utility room provides a practical solution to family life, and there's also a WC.

On the first floor of the property are three bedrooms and a family bathroom. The principal bedroom is at the front of the house, and its bay window provides a beautiful place to sit and read. There's a stunning cast iron feature fireplace and ample space for wardrobes and drawers. The second and third bedrooms are a good size and offer expansive views over Brighton. The family bathroom is modern, featuring a white suite, grey tiles, and the same porcelain floor tiles as in the hallway.

This home has been well-maintained and benefits from new double-glazed windows to the back of the property. It is Freehold, and the council tax band is D.

The Area

This home is in a highly favoured residential area close to local shops on Preston Drove and a short walk away from the popular Fiveways area where you'll find an array of independent shops, cafes, and bars. Blakers Park and Preston Park are within walking distance and both provide great spaces for recreational activities. The area has a fantastic sense of community, and residents often stay for many years. By no means 'out-of-town' this area is well connected to Brighton city centre, which can be reached in just thirty-five minutes on foot.

Transport Links

Located just off Ditchling Road, this property is within a six-minute drive of the A27 and a ten-minute drive of the centre of Brighton. It is well connected by a regular bus service which will get you to the city centre in just twenty minutes. Gatwick Airport can be reached by car in half an hour, and Heathrow Airport in an hour and ten minutes. Preston Park Station, with its links to Brighton and London, is under a mile away and can be reached on foot in fifteen minutes.

Schools

Local primary schools include Balfour Primary School and Hertford Junior School. Local secondary schools include Varndean School and Dorothy Stringer. Varndean College is within walking distance and BHASVIC is an eight-minute drive away.

What We Think

"The sun dances around this beautiful family home making it bright and welcoming in every room. Each space has a deliberate feel about it - with plenty of options for spending quality time together."

Abi Radford, CMO & Co-Founder at Number Twenty Four









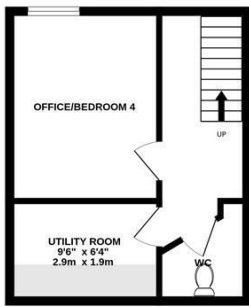








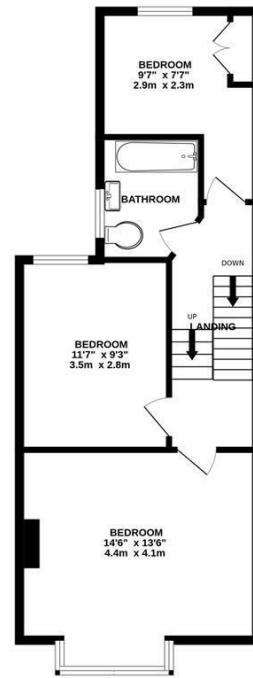
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1324sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 5 Bartholomews, Brighton, BN1 1HG.

2

Nº

4