



Osborne Road, Brighton, BN1 6LQ

welcome to

Osborne Road, Brighton

Fox & Sons are excited to bring to the market this four bedroom mid-terraced family home, located in the popular area of Fiveways. The property also comprises of two reception rooms, kitchen, en-suite shower room & a family bathroom and spacious rear garden.



GUIDE PRICE £600,000 to £625,000

This beautiful and spacious four-bedroom property is located in the highly sought-after area of Osborne Road, Fiveways. Boasting a wealth of character and charm, this stunning family home benefits from a large and well-maintained garden, perfect for enjoying those warm summer evenings with family and friends.

Upon entering the property, you are greeted with the spacious hallway that leads into a generous reception room with a feature fireplace as its focal point. The dining room is perfect for entertaining guests and boasts large bay windows, allowing in an abundance of natural light.

The property also benefits from a stylish kitchen, complete with all the latest fixtures and fittings, including a range cooker and integrated appliances. The kitchen also offers direct access to the stunning garden, making it an ideal space for family meals and entertaining.

Upstairs, the property features four generously-sized bedrooms split over two floors, each with its own unique character. The master bedroom benefits from ample storage space and an en-suite bathroom, while the remaining bedrooms are bright and airy with plenty of natural light. Also located on the first floor is the family bathroom and separate WC.

The house offers an ideal balance of character, charm and modern features throughout and is a property is not to be missed.



Total floor area 111.2 sq.m. (1,196 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Location

Situated in this highly favoured residential area in Fiveways/Preston Park, with many local amenities on your doorstep along with Preston Park station just over a mile away making the property ideal for a commuter.

Local bus transport can be found around the corner on Ditchling Road which will take you in to Brighton city centre. Brighton's famous seafront/promenade and surrounding areas. The A23/A27 road network can also be easily accessible.

Blakers Park is close at hand along with Preston Park itself which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Schools

Primary: Balfour Primary School - 0.2 miles, St. Bernadette's Catholic Primary School - 0.4 miles, Downs Junior School - 0.5 miles, Hertford Infant & Nursery School - 0.5 miles, Downs Infant School - 0.6 miles, Stanford Infant School - 0.7 miles, Stanford Junior School - 0.7 miles, Hertford Junior School - 0.8 miles, Patcham Infant School - 1.2 miles, Patcham Junior School - 1.3 miles, Carden Nursery & Primary School - 1.4 miles, Westdene Primary School - 2.0 miles.

Secondary: Dorothy Stringer School - 0.3 miles, Varndean School - 0.4 miles, Cardinal Newman Catholic School - 1.0 miles, Varndean College - 0.9 miles, Downs View Link College - 0.9 miles, Patcham High School - 1.2 miles, BHASVIC College - 1.5 miles.

Train Stations

Preston Park Station - 0.6 miles
London Road Station - 0.6 miles
Brighton Mainline Station - 1.3 miles

Amenities

Fiveways Shopping Parade - 0.4 miles
Sainsbury's (Preston Road) - 0.6 miles
Preston Circus/London Road Shopping - 0.9 miles
Seven Dials Shopping Parade - 1.4 miles
Sainsbury's (New England Street) - 1.4 miles
Pavilion Retail Park (Lewes Road) - 1.5 miles
Patcham Village - 1.5 miles
Sainsbury's Local (Carden Avenue) - 1.8 miles
M&S Food Hall (Hollingbury) - 2.0 miles
Asda Superstore (Hollingbury) - 2.2 miles
Waitrose (Nevill Road, Hove) - 2.6 miles
Brighton City Centre - 2.7 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

welcome to

Osborne Road, Brighton

- MID-TERRACE FAMILY HOUSE
- FOUR BEDROOMS
- LOUNGE WITH BAY WINDOW
- SEPARATE DINING ROOM
- DUAL ASPECT MODERN KITCHEN
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- LANDSCAPED REAR GARDEN
- EQUIDISTANT TO BLAKER'S PARK & PRESTON PARK

Tenure: Freehold EPC Rating: D

guide price

£600,000-£625,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP105209



Property Ref:
PRP105209 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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