



Osborne Road, Brighton, BN1 6LQ

welcome to

Osborne Road, Brighton

A larger than average bay fronted 5-bedroom period property set over 3 floors set in a prime location in Preston Park. This property offers convenient access to excellent transport links such as train services into central Brighton & London & some of the best schools/colleges within close proximity.



An attractive deceptively spacious extended 5 bedroom bay fronted Victorian terraced house located in one of the most desirable streets in Preston Park. Set over 3 floors, this property benefits from 5 good size bedrooms, 2 reception rooms and two shower rooms. The kitchen allows access into the conservatory which opens up onto the rear garden. The are plenty of original character features adding to the charm of the property and has immense potential.

Situated in this highly favoured residential area close to Fiveways with its local shopping facilities, independent cafes and bars. The popular Balfour, Dorothy Stringer and Varndean schools are close by catering for all ages. Preston Park and Blakers Park are both nearby with their recreational facilities including Tennis Courts , bowling greens and cycle track. Preston Park mainline station is within easy walking distance providing a commuter service to Gatwick and London, and local bus services are available in Ditchling Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

This property is currently being used as student let and would highly appeal to investors due to potential rental income and excellent yield returns. It would also appeal to families due to size of the property and proximity to schools, shops and parks.



Total floor area 130.8 m² (1,408 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

- NO ONWARD CHAIN
- VERSATILE ACCOMMODATION
- 7 BEDROOMS, EASILY CONVERTED TO 5 BEDROOMS AND 2 RECEPTION ROOMS
- IDEAL FOR FAMILIES/INVESTORS
- SUNROOM & REAR GARDEN
- TWO SHOWER ROOMS
- CLOSE TO FIVEWAYS
- SCHOOLS & COLLEGES CLOSE BY

Tenure: Freehold EPC Rating: D

guide price

£675,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106452



Property Ref:
PRP106452 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk