



Osborne Road, Brighton, BN1 6LU

welcome to

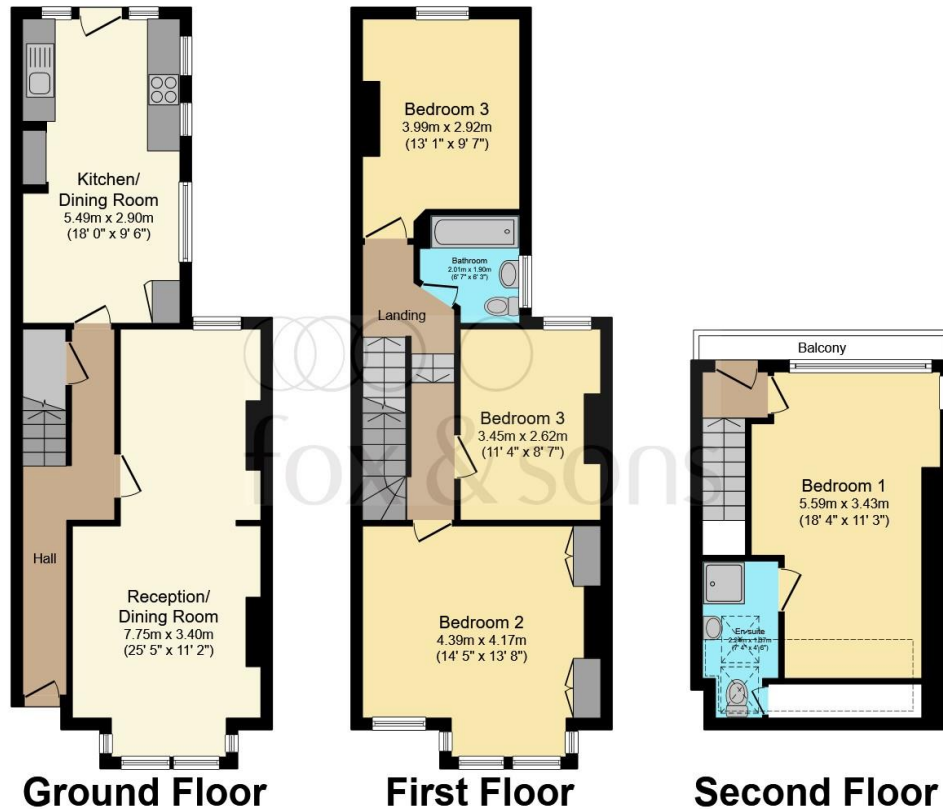
Osborne Road, Brighton

CHAIN FREE! Discover the perfect family haven in the coveted Fiveways area. This delightful 4-bedroom house boasts a spacious through lounge diner, a modern kitchen, and a charming decked rear garden. Enjoy comfortable living across three floors with a family bathroom and convenient en-suite.



GUIDE PRICE £575,000-£600,000

CHAIN FREE!!! Nestled in the highly desirable Fiveways area, this charming, chain-free, four-bedroom family home offers a blend of comfort and modern living across three well-proportioned floors. Step inside and be greeted by a welcoming through lounge diner, perfect for family gatherings and entertaining guests. Natural light floods the space, creating a warm and inviting atmosphere. The heart of the home lies in its modern kitchen, equipped with stylish fixtures and fittings. Imagine preparing delicious meals while enjoying the company of loved ones. Step outside to discover a delightful decked rear garden, an ideal space for relaxation and outdoor activities. Picture yourself enjoying sunny afternoons and al fresco dining in this private oasis. The property boasts a well-appointed family bathroom and a convenient en-suite, providing ample facilities for a growing family. With accommodation spread across three floors, there's plenty of space for everyone to spread out and enjoy their own privacy. This is a fantastic opportunity to acquire a wonderful family home in a sought-after location. Don't miss out on the chance to make this property your own. Schedule a viewing today!



Total floor area 121.9 m² (1,312 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 - 0.5 miles, Hertford Infant & Nursery School - 0.7 miles, Downs Infant School - 0.8 miles, Downs Junior School - 0.8 miles, St. Bernadette's Catholic Primary School - 0.9 miles, Hertford Junior School - 1.1 miles, Stanford Infant School - 1.2 miles, Stanford Junior School - 1.5 miles, Carden Nursery & Primary School - 1.5 miles, Patcham Junior School - 1.7 miles, Patcham Infant School - 1.8 miles, Westdene Primary School - 2.2 miles.

Secondary: Dorothy Stringer School - 0.3 miles, Varndean School - 0.4 miles, Varndean College - 1.1 miles, Downs View Link College - 1.2 miles, Cardinal Newman Catholic School - 1.3 miles, Patcham High School - 1.7 miles, BHASVIC College - 1.8 miles.

Train Stations

Preston Park Station - 1.0 miles
London Road Station - 1.1 miles
Brighton Mainline Station - 1.4 miles

Amenities

Fiveways Shopping Parade - 0.4 miles
Sainsbury's (Preston Road) - 0.7 miles
Preston Circus/London Road Shopping - 1.0 miles
Pavilion Retail Park (Lewes Road) - 1.4 miles
Patcham Village - 1.6 miles
Seven Dials Shopping Parade - 1.8 miles
M&S Food Hall (Hollingbury) - 1.9 miles
Asda Superstore (Hollingbury) - 2.1 miles
Waitrose (Nevill Road, Hove) - 2.5 miles
Brighton City Centre - 2.8 miles

Main Roads

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

welcome to Osborne Road, Brighton

- GUIDE PRICE £575,000-£600,000
- CHAIN FREE
- 4 BEDROOMS
- LOUNGE/DINER
- MODERN KITCHEN
- DECKED REAR GARDEN
- CLOSE TO FIVEWAYS
- OVER 3 FLOORS

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£575,000-£600,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP105916



Property Ref:
PRP105916 - 0006

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.

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01273 508761



PrestonPark@fox-and-sons.co.uk



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



fox-and-sons.co.uk