



**Price**  
**£625,000**

**Freehold**

3x  1x  2x 

**Osborne Road, Brighton,  
East Sussex, BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Charming, terraced family home
- Versatile accommodation with lots of potential
- Lovely, ' woodland' garden
- Additional family room & study
- Walking distance to local schools and popular parks

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 16'8 into bay x 11'5 (5.08m x 3.48m)

Kitchen/Breakfast Room : 16'8 into bay x 11'1 (5.08m x 3.38m)

### LOWER GROUND FLOOR

Family Room : 10'2 x 7'6 (3.10m x 2.29m)

Study : 16'0 into bay x 8'6 (4.88m x 2.59m)

Bedroom 3 : 15'8 into bay x 11'1 (4.78m x 3.38m)

### FIRST FLOOR

Landing

Bedroom 1 : 16'8 into bay x 11'1 (5.08m x 3.38m)

Bedroom 2 : 16'8 into bay x 11'1 (5.08m x 3.38m)

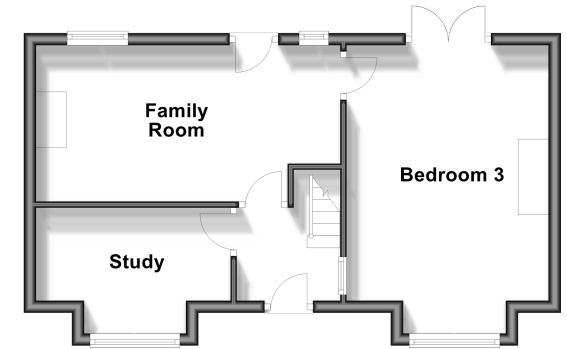
Bathroom

### OUTSIDE

Front & Rear Garden

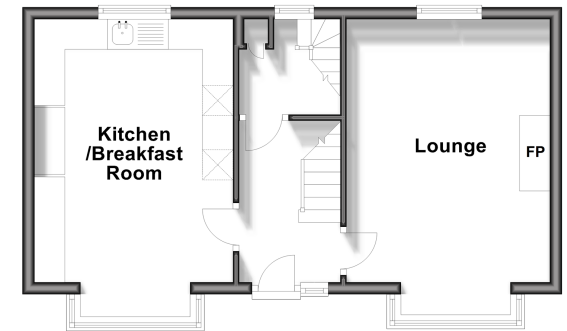
### Lower Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



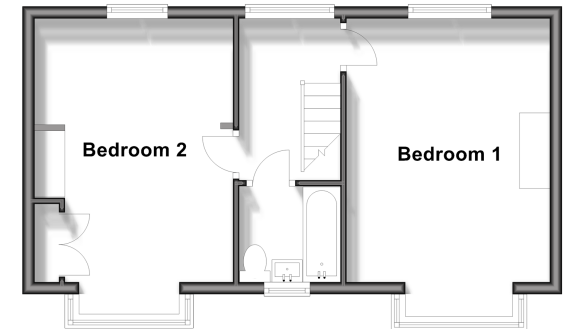
### Ground Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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