



**Guide Price**  
**£700,000**

**Freehold**

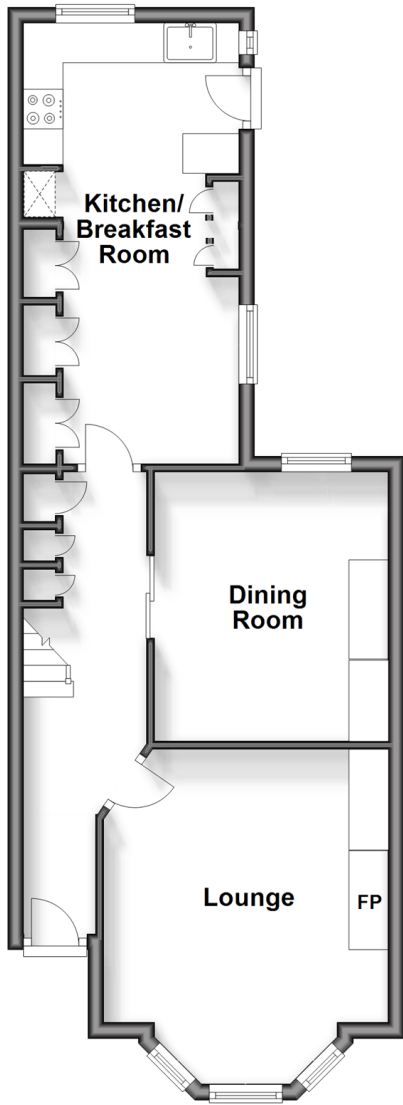
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**Osborne Road, Brighton,  
East Sussex, BN1**

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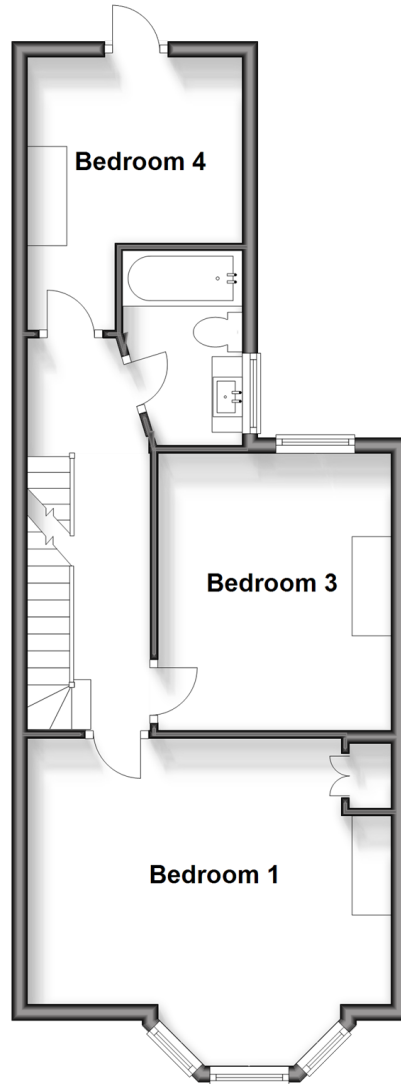
## Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



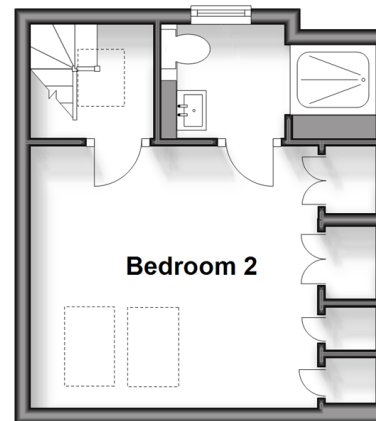
## First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



## Second Floor

Approx. 20.8 sq. metres (224.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'7 into bay x 11'8 (4.14m x 3.56m)

Dining Room : 10'10 x 9'6 (3.30m x 2.90m)

Kitchen/Breakfast Room : 19'1 x 9'8 (5.82m x 2.95m)

### FIRST FLOOR

Landing

Bedroom 1 : 15'3 into bay x 13'6 (4.65m x 4.12m)

Bedroom 3: 11'6 x 9'1 (3.51m x 2.77m)

Bedroom 4 : 10'9 x 9'9 (3.28m x 2.97m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 2 : 10'9 x 10'4 (3.28m x 3.15m)

En Suite Shower Room

### OUTSIDE

Front & Rear Garden



## Main features

- Well designed and extended family home
- Located in popular Fiveways, friendly community
- Close to excellent schools and popular parks
- Walking distance to Preston Park station
- Virtual tour available



### Nearest Schools

Primary Schools: Balfour Junior School 0.1 miles, St Bernadette's Catholic Primary 0.4 miles, Downs Junior School 0.5 miles  
Secondary Schools: Dorothy Stringer High School 0.2 miles, Varndean School 0.2 miles



### Transport Information

Train Stations: Preston Park 0.6 miles, London Road 0.6 miles



### Address

Osborne Road, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.



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Call Fiveways Branch 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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