



**Price**  
**£800,000**

**Freehold**

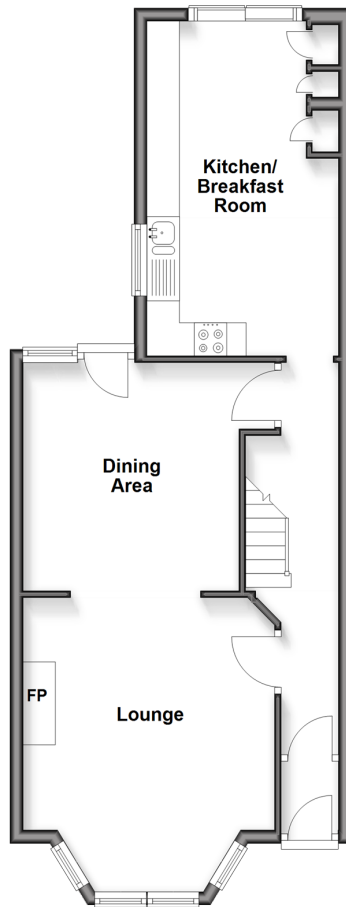
4x  2x  2x 

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

**cubitt&west**  
Helping you move forwards

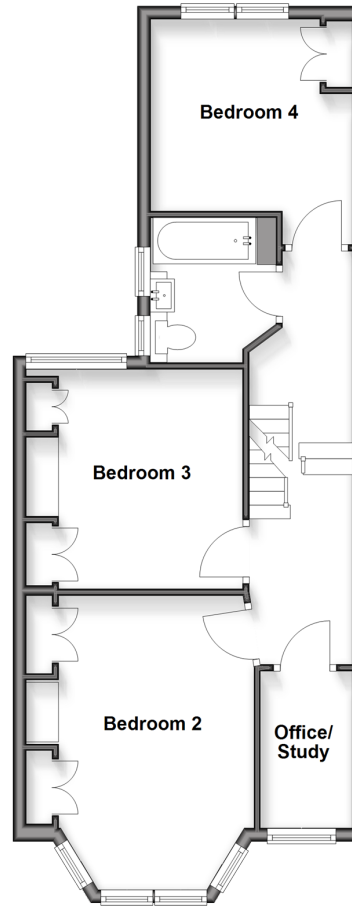
### Ground Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



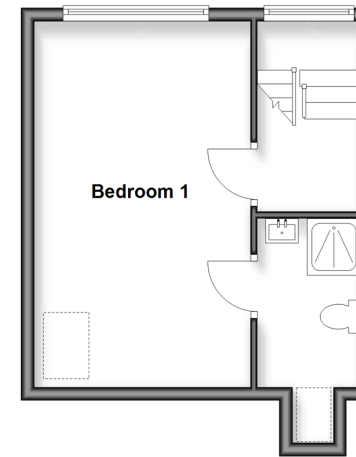
### First Floor

Approx. 53.2 sq. metres (573.2 sq. feet)



### Second Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 14'8 x 12'10 (4.47m x 3.91m)

Dining Room : 11'6 x 10'11 (3.51m x 3.33m)

Kitchen/Breakfast Room : 16'4 x 10'3 (4.98m x 3.13m)

### FIRST FLOOR

Landing

Bedroom 2: 14'10 x 10'2 (4.52m x 3.10m)

Bedroom 3: 10'9 x 9'8 (3.28m x 2.95m)

Bedroom 4: 9'10 x 9'9 (3.00m x 2.97m)

Bathroom

Office/Study : 8'8 x 4'10 (2.64m x 1.47m)

### SECOND FLOOR

Landing

Bedroom 1: 18'1 x 10'9 (5.52m x 3.28m)

En Suite Shower Room

### OUTSIDE

Front & Rear Garden





## Main features

- Lovely, extended family home
- Close to excellent schools
- Located in friendly community of Fiveways with local shops, coffee shops and more
- Child friendly, push chair friendly, flat access to the front and to the sunny rear garden
- Preston Park train station is walkable



### Nearest Schools

Primary Schools: Balfour Primary School 0.4 miles, Downs Junior School 0.7 miles, St Bernadette's Catholic Primary 1.0 miles

Secondary Schools: Varndean School 0.3 miles, Dorothy



### Transport Information

Train Stations: London Road 0.9 miles, Preston Park 1.1 miles, Brighton 1.6 miles



### Address

Osborne Road, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.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



30510641/20250517/SEH/EM