



B
BEAUMONTS
FOR SALE
01273 650881

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161 Osborne Road, Brighton, BN1 6LW

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: COVERED ENTRANCE PORCH * SPACIOUS ENTRANCE HALL * LIVING ROOM * DINING ROOM * MODERN FITTED KITCHEN /BREAKFAST ROOM * CLOAKROOM

First Floor: THREE BEDROOMS * SPACIOUS MODERN SHOWER ROOM * LARGE LOFT IDEAL (STNG) FOR DEVELOPMENT

Rear Garden: LARGE REAR GARDEN WITH SIDE REAR ACCESS

Double Glazing & Gas fired Central Heating

This most attractive Edwardian Bay fronted house offers light and airy spacious accommodation which has recently benefited from redecoration & modernization. Living Room, Dining Room, Modern fitted Kitchen/Breakfast Room. A understairs Cloakroom.

On the First floor three bedrooms, newly installed family shower room.

A fabulous sized rear garden which makes this property the one to have. The garden currently is a blank canvas just waiting to be landscaped.



Osborne Road is a pleasant residential tree lined road approximately 2 miles from Brighton City centre and the seafront with its comprehensive recreational facilities, bathing beaches, shopping Centre. There is some local shopping nearby at Fiveways and Preston Village and the beautiful 65-acre Preston Park with its tennis courts, bowling greens and cycle track is close by as is the mainline railway station, with a direct line to London Victoria. The area is also well served with excellent schools for children of all age groups.

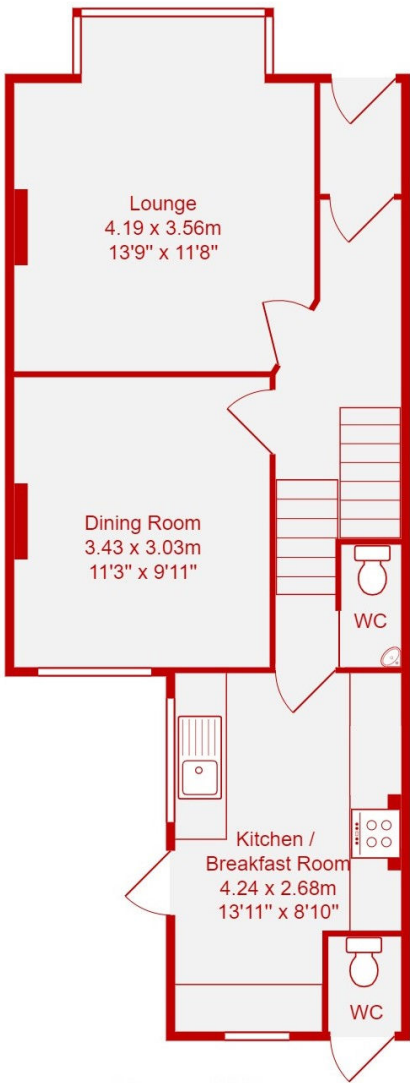
Local Information

- Downs Infant & Junior 0.9 miles
- Balfour Road Infants 0.2 miles
- Dorothy Stringer High School 0.2 miles
- Varndean Schools Complex 0.3 miles

- Preston Park Station 1.0 miles
- London Road Station 1.0 miles
- Brighton Mainline 2.0 miles

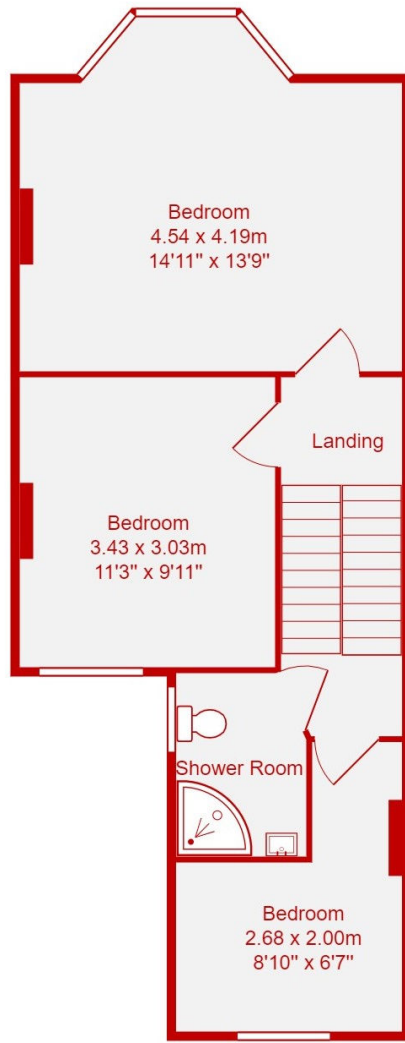
- Brighton Seafront 2.0 miles
- Brighton Shopping Centre 1.8 miles
- All distances approximate*
- Residents Parking Zone F
- Council Tax Band D





Ground Floor

Area: 45.0 m² ... 484 ft²



First Floor

Area: 45.0 m² ... 485 ft²

Total Area: 90.0 m² ... 969 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

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www.beaumontsresidential.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.