



96 Osborne Road, Brighton, BN1 6LU

BEAUMONTS
ESTATE AGENTS

m



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Through Living Room * Hand built Kitchen Breakfast Room with ample storage and worktops and stable door to garden * Utility cupboard.

First Floor: Spacious Landing * Three double Bedrooms * Family Bathroom.

Top Floor: Bedroom Four * En Suite Shower & W.C.

Outside: Formal front garden with established shrubs. A delightful established sun trap rear garden.

This superb bay fronted Edwardian family house is tastefully decorated throughout and still retains a wealth of fine period features including some fireplaces, stripped pine/glazed doors and wood flooring. This lovely property also has a sought after East/West aspect giving all the rooms a light and airy feel. The current owners have also recently upgraded gas fired central heating system with cast iron 'school style' radiators together with zoned heating for each floor for more comfortable living and the majority of the windows are Box Sash double glazed to help retain the original 'look' of the house. The rear garden is a real sun trap with lawn area, raised paved patio and very well stocked flower and shrub borders and store cupboard.



This lovely property is situated in this sought after tree lined residential road which runs between Ditchling Road and Preston Drove and just a short walk from the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's play area. There is an excellent range of local shopping nearby at Preston Village and Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. There are excellent schools for children of all age groups within easy reach, also good public transport providing access to Brighton City Centre and the A27. Preston Park mainlines railway station, with a direct service to London Victoria is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

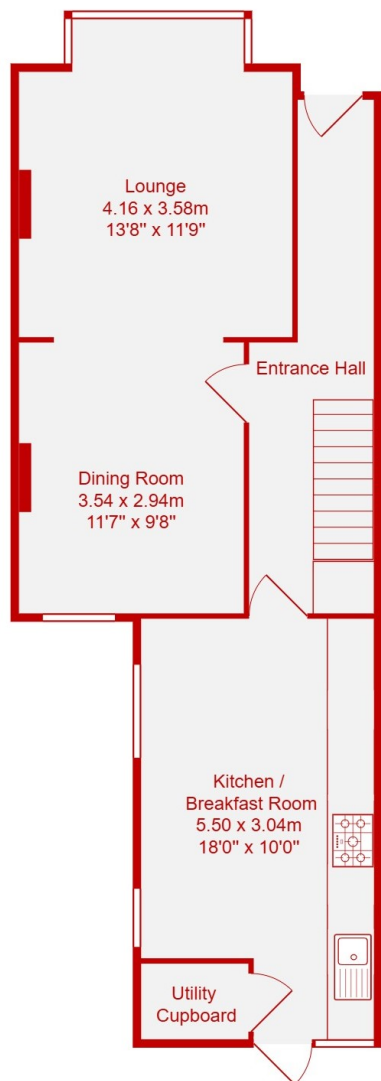
Local Information

Local shopping at Fiveways	0.5 miles
The Lanes	1.0 miles
Preston Park	0.3 miles
Vardean Schools Complex	0.4 miles
Preston Park Station	0.7 miles
Brighton Mainline Station	1.5 miles
Brighton Seafront	1.9 miles
Brighton Shopping Centre	1.6 miles

All distances approximate

Council Tax Band D
Parking Zone F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.