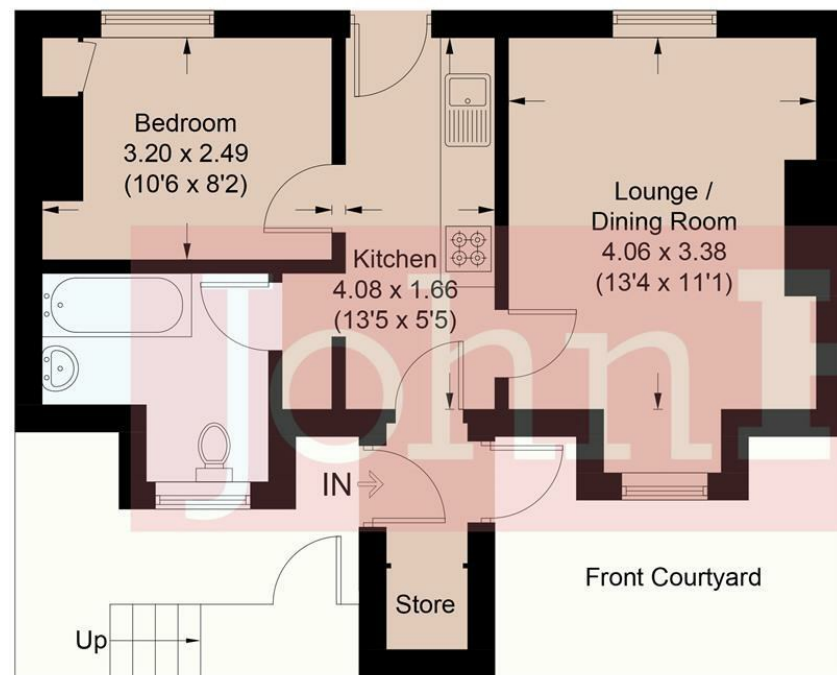
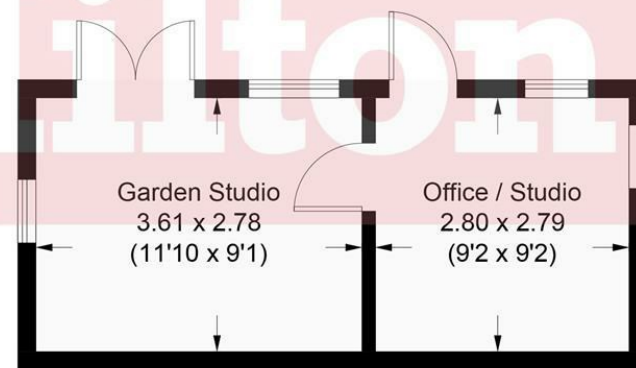


## Osborne Road, Brighton, BN1 6LW

Approximate Gross Internal Area = 39.8 sq m / 428 sq ft  
 Studio / Office = 18.3 sq m / 197 sq ft  
 Total = 58.1 sq m / 625 sq ft



Lower Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024



Total Area Approx 625.00 sq ft

103a Osborne Road, Brighton, BN1 6LW

To view, contact John Hilton:  
 52 High Street, Rottingdean, BN2 7HF  
 132-135 Lewes Road, Brighton, BN2 3LG  
 01273 608151 or sales@johnhiltons.co.uk

**Guide Price £300,000-£325,000**  
**Leasehold - Share of Freehold**



## 103a Osborne Road Brighton, BN1 6LW

\*\*\* GUIDE PRICE £300,000-£325,000 \*\*\*

John Hilton's are delighted to be able to offer as sole agent a rare opportunity to acquire this charming one-bedroom period conversion which is favourably located in the highly desirable area of Fiveways with its array of popular local amenities, coffee shops, cafes and independent shops - it really does tick all the boxes. The property occupies the entire lower ground floor of this attractive converted house and benefits from its own private entrance, a share of the freehold, ample storage, a cute private enclosed front courtyard and wonderful far-reaching views which can be enjoyed from the impressive "quiet, green oasis" private rear garden. The garden has been thoughtfully arranged over four levels and boasts a substantial timber cabin with power, lighting and generous decked terrace. The property is considered to be in good decorative order throughout and includes a dual aspect lounge/dining room, modern fitted kitchen and bathroom with tub and window. Ideally located for a great selection of independent cafes, shops and amenities and easy access to Preston Park and local train station.

### Approach

Steps descend to front patio with timber door to understairs storage. Obscure double glazed front door with outside light opening into:

### Entrance Porch

Storage area, obscure glazed timber-framed door to front courtyard and further part-obscure glazed UPVC door into:

### Kitchen

4.08m x 1.66m (13'4" x 5'5")

Modern fitted kitchen offering a range of matching wall and base units. Work surfaces extend to include a four-ring gas hob and single bowl sink with drainer and mixer tap, electric oven with extractor over, and space and plumbing for a washing machine and fridge freezer. High-level cupboards housing electric fuse box and gas meter, vinyl floor, coved ceiling with inset downlights, radiator and part-double glazed door to rear garden with cat flap.

### Lounge/Dining Room

4.06m x 3.38m (13'3" x 11'1")

Dual aspect with double glazed windows to front and rear, radiator, coved ceiling.

### Bathroom

Obscure double glazed window to front, panel-enclosed bath with electric shower over and glass shower screen, pedestal wash hand basin with tiled splashback and low-level WC. Part-tiled walls, wall-mounted shelving and mirrored bathroom cabinet, heated towel rail, coved ceiling.

### Bedroom

3.20m x 2.49m (10'5" x 8'2")

Double glazed window to rear with radiator under, laminate flooring, built-in cupboard housing 'Worcester' combi boiler, coved ceiling.

### Front Courtyard

Wall-enclosed and laid to artificial grass.

### Rear Garden

Upper West-facing terrace laid to artificial grass with timber fence and outside tap. Timber stairs descend to further decked terrace with brick-retained planters and expansive timber veranda with outside power and large timber-built cabin comprising two sections with double glazed windows, timber floorboards, power and lighting. Timber stairs continue down to an area laid to lawn with flower borders, and then continue down again to lowest tier housing timber shed with power and lighting and three water butts.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
|                                             |                         | <b>75</b> |
|                                             | <b>66</b>               |           |

Council Tax Band: **B**

- Share of Freehold
- Private Entrance
- One Double Bedroom
- Dual Aspect Lounge/Dining Room
- Bathroom with Tub & Window
- Sought-After Fiveways Location
- Enclosed Private Front Courtyard
- Generous Rear Garden
- Far-Reaching Views
- Substantial Timber Cabin to Rear Garden