

179 Osborne Road
Brighton, East Sussex BN1 6LT
Asking Price £600,000

DAVID&CO

# 179 Osborne Road, Brighton, East Sussex BN1 6LT

A lovely 3 bedroom fronted terraced house situated in this highly favoured residential area close to the popular Fiveways community. The accommodation is arranged on 2 floors comprising on the ground floor: entrance hall, lounge/dining room and kitchen/breakfast room. On the first floor there are 3 bedrooms and bathroom. Outside there is a small front garden and a walled rear patio garden.

**Location**
Situated in this highly favoured residential area close to Fiveways with its local shopping facilities, cafes and bars. The popular Balfour, Dorothy Stringer and Varndean schools campus are close to hand catering for all ages, and Preston Park and Blakers Park are both nearby with their recreational facilities. Preston Park mainline station is within easy walking distance providing a commuter service to Gatwick and London, and local bus services are available in Ditchling Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

**Accommodation**
All measurements are approximate.

**Ground Floor**

**Inner Hallway**
With a double glazed front door leading in to the hallway. Dado rail and stripped wooden flooring. Staircase leading up to the first floor with an understairs storage cupboard below.

**Lounge/Dining Room 25'6 max (7.77m max )**

**Lounge Section 13'6 max x 10'1 (4.11m max x 3.07m)**
Double glazed square bay window overlooking the front. Radiator. Log burner sat on hearth. Dado rail and picture rail. Stripped wooden flooring.

**Dining Section 11'4 x 9'4 (3.45m x 2.84m)**
Double glazed window overlooking the rear. Radiator. Dado rail and picture rail. Stripped wooden flooring.

**Kitchen 16'1 x 8'9 (4.90m x 2.67m)**
With a range of free standing floor units and wall mounted storage units. Sink and drainer unit with storage below. Gas cooker point. Plumbing for a washing machine and dishwasher. Appliance space for fridge/freezer. Wall mounted 'Main' boiler. Radiator. Double glazed window overlooking the side and a door leading out to the Conservatory.

**Conservatory 8'9 x 7'9 (2.67m x 2.36m)**
Double glazed windows and French doors overlooking and leading out to the rear garden. Tiled flooring. With light and power.

**First Floor**

**Landing**
Hatch proving access to loft. Radiator, dado rail and a small window to the rear.

**Bedroom 3 8'9 x 6'7 (2.67m x 2.01m)**
Double glazed window overlooking the rear. Picture rail and radiator.

**Bathroom**
Fitted with a white suite to comprise an enclosed panelled bath with mixer tap and shower fitment over, with both hand-held and overhead 'Drench' style shower heads. Vanity unit with square style wash basin with mixer tap and storage below. Low level W/C with push button flush. Chrome 'ladder' style heated towel rail. Tiled walls and flooring. Recessed spotlights and double glazed patterned window.

**Bedroom 2 11'4 x 9'5 (3.45m x 2.87m)**
Double glazed window overlooking the rear garden. Radiator and picture rail.

**Bedroom 1 13'7 max x 13'5 (4.14m max x 4.09m)**
Double glazed bay window overlooking the front. Dado rail and picture rail. Two fitted wardrobe cupboards set into the chimney breast recesses with hanging rails and shelving. Radiator.

**Outside**

**Front Garden**
A formal front garden with pathway to the front door.

**Rear Garden**
Enclosed by walling and fencing with paved patio area and lawn to the rear.

**Information**
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.







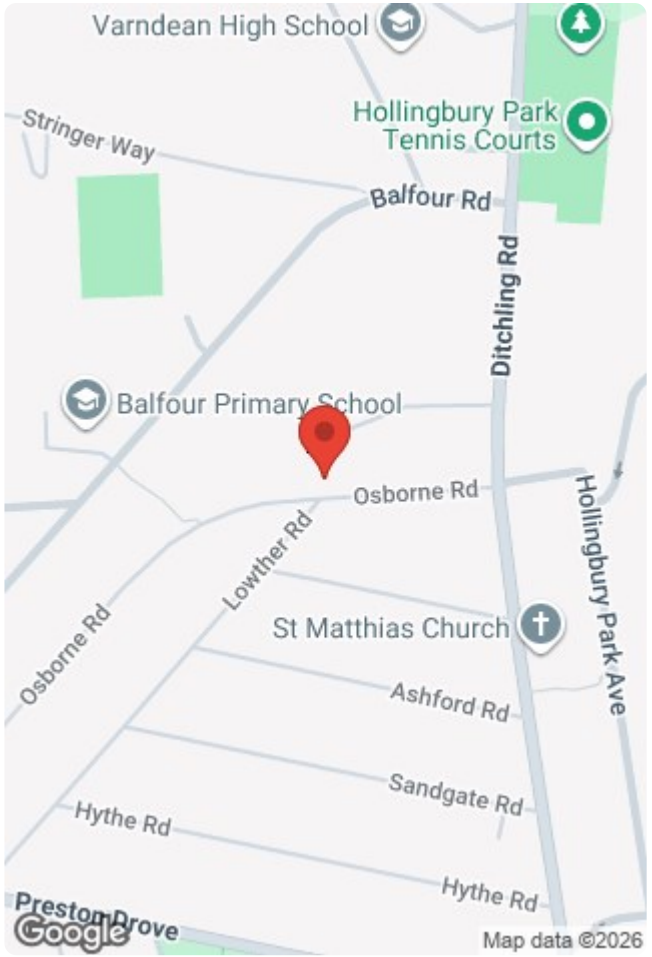


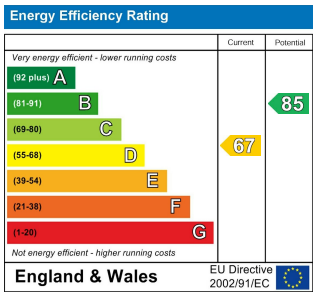

**Ground Floor**
Area: 51.4 m² ... 553 ft²

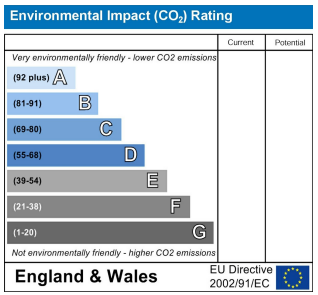
**First Floor**
Area: 45.0 m² ... 484 ft²

## Total Area: 96.2 m² ... 1035 ft²

All measurements are approximate and for display purposes only.




APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman

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