



163 Osborne Road, Brighton, BN1 6LW

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Cloakroom/Utility Room * Living Room with a beautiful period style fireplace * Superb extended Kitchen/Breakfast Room with side return, and Sliding doors to the garden.

First Floor: Spacious Landing * Master Bedroom with period fireplace and bay window * Two further bedrooms * Bathroom with white suite & tiled walls.

Second Floor: Stunning Loft Room with Wonderful Views

Outside: Front Garden * Rear Garden which is designed for low maintenance with paved patio * raised flower beds * artificial lawn.

Gas fired Central Heating

A stunning bay-fronted period home with a beautifully extended kitchen/breakfast room featuring a centre island and sliding doors to the garden. The ground floor includes a welcoming hallway, bay-fronted living room with period fireplace, and a utility room with W.C.

Upstairs are three bedrooms and a modern family bathroom. The high-quality loft conversion offers a bright room with floor-to-ceiling glazing and impressive views.

The rear garden features a raised patio with far-reaching outlook, steps down to artificial lawn and planted borders.



This lovely property is situated in this highly sought after tree lined residential road located in the Fiveways/Preston Park area of Brighton. There is an excellent range of local shopping within walking distance including a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. Also within walking distance are excellent schools for children of all age groups. There is excellent public transport within easy reach providing access to Brighton City Centre and the A27. Preston Park mainline 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 distance.

Local Information

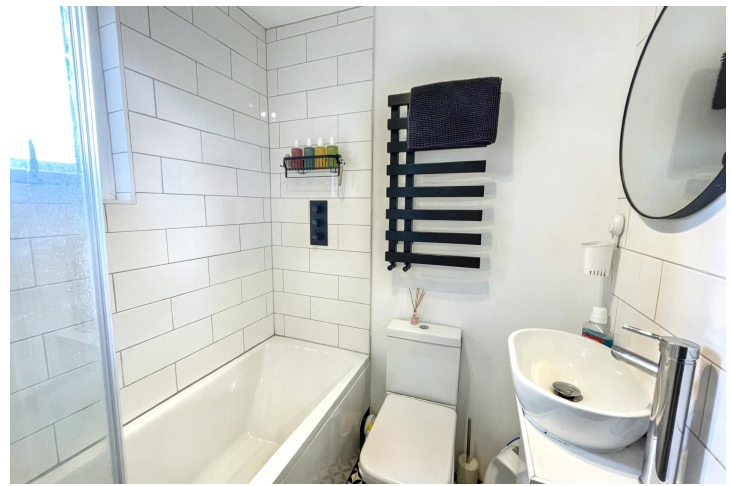
- Downs Infant & Junior 0.6 miles
- Balfour Road Infants 0.3 miles
- Dorothy Stringer High School 0.4 miles
- Varndean Schools Complex 0.3 miles

- Preston Park Station 0.9 miles
- London Road Station 0.8 miles
- Brighton Mainline 1.4 miles

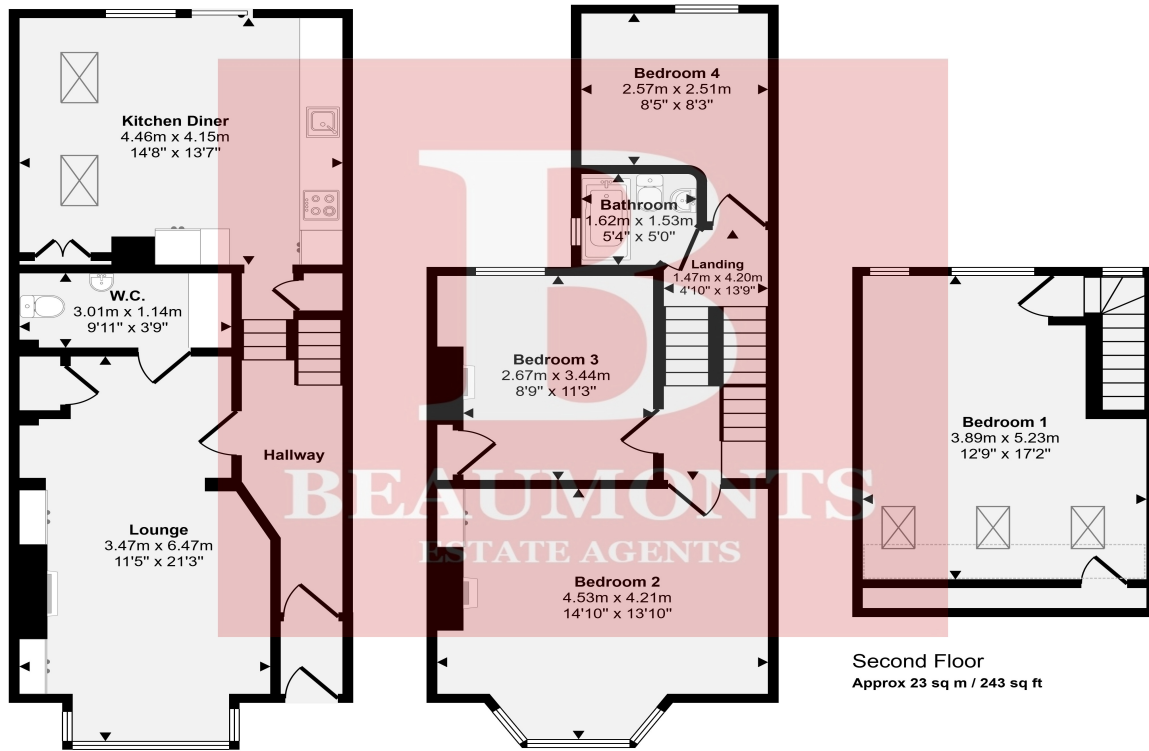
- Brighton Seafront 1.9 miles
- Brighton Shopping Centre 1.7 miles

All distances approximate

- Residents Parking Zone F
- Council Tax Band D



Approx Gross Internal Area
120 sq m / 1292 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft

First Floor
Approx 45 sq m / 483 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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www.beaumontsresidential.co.uk



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.