



157 Osborne Road, Brighton, BN1 6LW

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Living/Dining Room * Modern Fitted Kitchen

First Floor: Landing * Two Bedrooms * Modern Bathroom * Separate W.C.

Second Floor: Stunning Loft Room with a Lovely En-suite Shower Room offering stunning views

Outside: Front Garden * Rear Garden which is designed for low maintenance with decked area * artificial lawn *

Ideally positioned in the ever-popular Fiveways neighbourhood, this elegant three-bedroom terraced home combines refined interiors, generous proportions and exceptional far-reaching views. The double reception features parquet flooring, bespoke shutters and a striking fireplace, while the contemporary kitchen offers a sleek and practical space for everyday living and entertaining.

Across the first and second floors are three beautifully presented bedrooms, including a substantial top-floor principal suite with fitted wardrobes and a sophisticated en-suite. The first floor provides two further well-proportioned bedrooms and a stylish bathroom complete with a freestanding bathtub.

The rear garden is a standout feature, with an astro area, mature planting and a decked terrace perfectly placed to enjoy views across Vardean Fields. Blakers Park, Preston Park, independent cafés and excellent transport links — including Preston Park Station — are all close at hand, making this a beautifully finished home in one of Brighton's most sought-after locations.



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

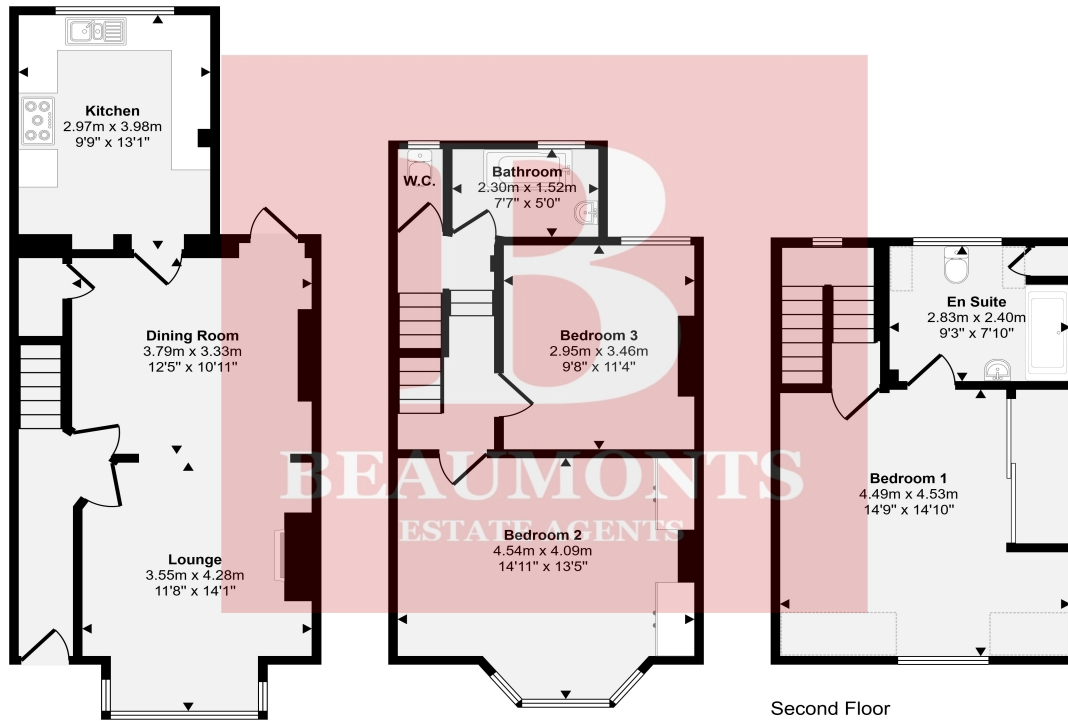
Downs Infant & Junior	0.6 miles
Balfour Road Infants	0.3 miles
Dorothy Stringer High School	0.4 miles
Varndean Schools Complex	0.3 miles
Preston Park Station	0.9 miles
London Road Station	0.8 miles
Brighton Mainline	1.4 miles
Brighton Seafront	1.9 miles
Brighton Shopping Centre	1.7 miles

All distances approximate

Residents Parking Zone F
Council Tax Band



Approx Gross Internal Area
116 sq m / 1244 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 39 sq m / 416 sq ft

Second Floor
Approx 31 sq m / 337 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.



BEAUMONTS
ESTATE AGENTS

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

01273 550881

www.beaumontsresidential.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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.