



54 Osborne Road, Brighton, BN1 6LQ

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance hall * Bay fronted living room/dining room with period style fireplace * Kitchen/breakfast Room with access to the rear garden.

First Floor: Spacious landing * Master bedroom with West facing bay window * two further bedrooms * Bathroom

Second Floor: Stunning loft room with wonderful views & En-Suite

Outside: Front garden * Rear Garden with patio area leading to a lawn rear area and a raised decked area.

A lovely four-bedroom mid terraced period home offering generous space and charming character throughout. The bay fronted, west facing living/dining room features a striking period fireplace and enjoys excellent natural light. To the rear, the kitchen/breakfast room benefits from a dual aspect with views over the garden, creating a bright and sociable family space.

On the first floor are three bedrooms and a family bathroom. The top floor loft room provides an impressive main suite, complete with French doors opening onto a Juliet balcony overlooking the garden, along with its own En-suite shower room.

The garden is arranged with a patio area offering space for a table and chairs, ideal for outdoor dining. Steps lead up to a lawned rear garden with a raised decked area at the far end, providing a fantastic entertaining space. The garden is well stocked with a variety of plants and shrubs, creating colour and interest throughout the seasons.



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

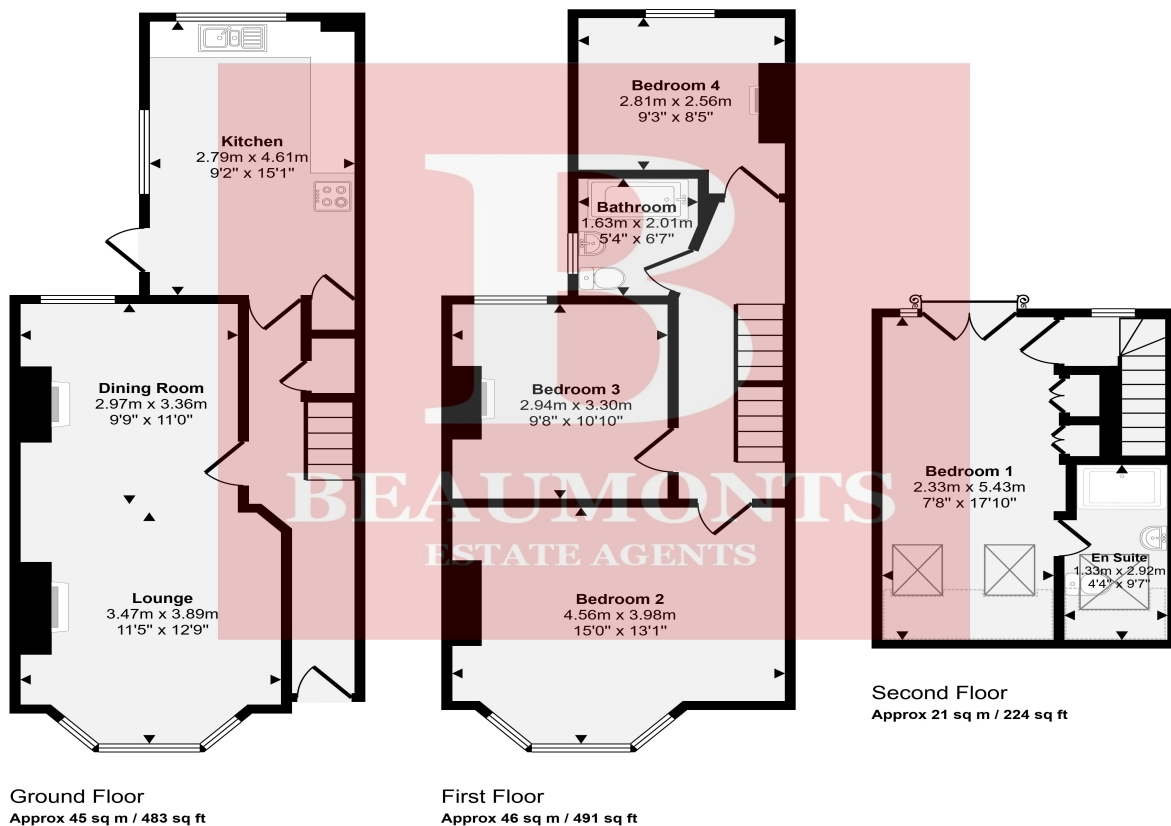
- Brighton Seafront 1.9 miles
- Brighton Shopping Centre 1.7 miles

All distances approximate

- Residents Parking Zone F
- Council Tax Band D



Approx Gross Internal Area
111 sq m / 1198 sq ft



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
www.beaumontsresidential.co.uk



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.