



193 Osborne Road
Brighton, East Sussex BN1 6LT
Offers In Excess Of £550,000

 **DAVID & CO**

193 Osborne Road, Brighton, East Sussex BN1 6LT

An attractive 3 bedroom bay fronted Victorian terraced house situated in need of some improvement and situated in this highly favoured residential area close to Fiveways with its local shops, cafes and bars. The generous accommodation is arranged over 2 floors comprising on the ground floor: entrance hall, lounge, separate dining room and 17' kitchen/breakfast room. On the first floor there are 3 double bedrooms and bathroom with a white suite. Outside there is a small front garden and a walled rear patio garden with flower and shrub borders. The property offers further scope for expansion as the loft space could be converted to create an additional 4th bedroom and en-suite shower/wc if required (STNC). ** VIEWING RECOMMENDED ** NO ONWARD CHAIN **

Accommodation

All measurements are approximate.

Ground Floor

Entrance Vestibule

Approached via a part glazed front door. Dado rail. Coved ceiling. Glazed door to entrance hall.

Entrance Hall

Dado Rail. Radiator. Staircase leading to the first floor.

Lounge 13'7 max x 11'7 max (4.14m max x 3.53m max)

Attractive bright south facing lounge. Coved ceiling. Radiator. Fireplace surround with hearth and wooden mantle. Large double glazed bay window to front.

Dining Room 11'3 x 9'5 max (3.43m x 2.87m max)

Radiator. Double glazed window to rear.

Kitchen/Breakfast Room 17'0 x 9'2 max (5.18m x 2.79m max)

A spacious kitchen/breakfast room fitted with a range of units comprising stainless steel single drainer sink unit with mixer tap inset in working surfaces with a range of cupboards and drawer units below. Fitted 4 ring electric hob with electric oven below and with fitted cooker hood over. Tiled splashbacks. Range of matching wall cupboards above. Space and plumbing for washing machine. Understairs storage cupboard. Radiator. Window to side. Double glazed door overlooking and leading out onto the rear garden.

First Floor

Landing

Dado rail. Fitted storage/linen cupboard. Hatch to loft space offering scope for expansion as the loft space could be converted to create an additional 4th bedroom and en-suite shower/wc if required (STNC).

Bedroom 1 15'1 max x 13'8 max (4.60m max x 4.17m max)

A lovely bright south facing main bedroom. Original cast iron fireplace with slate hearth. x2 Radiators. Stripped wooden floorboards.

Bedroom 2 10'8 x 8'1 (3.25m x 2.46m)

Radiator. Fitted cupboard housing gas central heating boiler. Double glazed window to rear.

Bedroom 3 11'2 x 9'5 max (3.40m x 2.87m max)

Radiator. Double glazed window to rear.

Bathroom

Part tiled walls with white suite comprising panelled bath with mixer tap and with fitted shower over. Wash basin. Low level wc. Heated towel rail. Double glazed window to side.

Outside

Front Garden

Small formal paved front garden with timber storage shed.

Rear Garden

Paved patio garden with raised flower and shrub borders enclosed by fencing.

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, East Sussex, BN1 6FJ

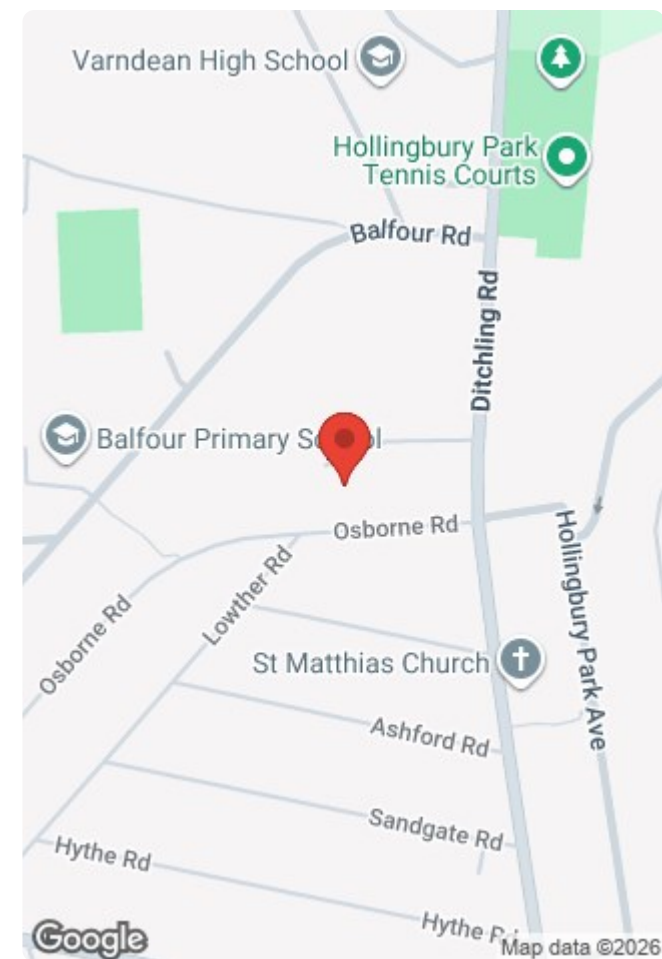




Ground Floor
Area: 48.5 m² ... 522 ft²

First Floor
Area: 48.5 m² ... 522 ft²

Total Area: 97.0 m² ... 1044 ft²



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

