



111 Osborne Road, Brighton, BN1 6LW

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR * DELIGHTFUL DOUBLE ASPECT DOUBLE BEDROOM * BEDROOM * STUDY/BEDROOM FIVE

GARDEN LEVEL * DOUBLE ASPECT LIVING ROOM * KITCHEN/DINING ROOM * SHOWER ROOM

FIRST FLOOR: 2 DOUBLE BEDROOMS * BATHROOM *

This impressive double bay-fronted, three-storey period home enjoys stunning, far-reaching west-facing views towards the South Downs. Beautifully presented throughout, the property offers four/five bedrooms and an exceptionally versatile layout, ideal for modern family living.

The garden level is a real highlight, arranged with a spacious kitchen/breakfast room featuring bi-folding doors that open onto a raised decked terrace — the perfect spot to enjoy a morning coffee while taking in the views. This floor also includes a reception room, utility room, shower room, and an additional access point to the front of the house, making it wonderfully practical.

On the ground floor, you'll find three well-proportioned bedrooms, one of which would make an excellent office or study for those working from home.

The top floor offers two further bedrooms, both enjoying fantastic outlooks, along with a beautifully finished modern bathroom.

The west-facing garden is an absolute joy — a peaceful and private space filled with a variety of mature plants and shrubs, offering the perfect setting for relaxing or entertaining.



Osborne Road is a highly sought-after tree lined residential road running between Preston Drove and Ditchling Road. It is therefore within easy walking distance is a comprehensive range of local shopping both at Fiveways including a Post Office, Chemist, Co Op, Butcher and Baker with a wide variety of additional shopping in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track.

Preston Park Railway Station is only 10-minute walk away and both Brighton Mainline and London Road railway stations are within easy reach. Brighton City center with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

Local Information

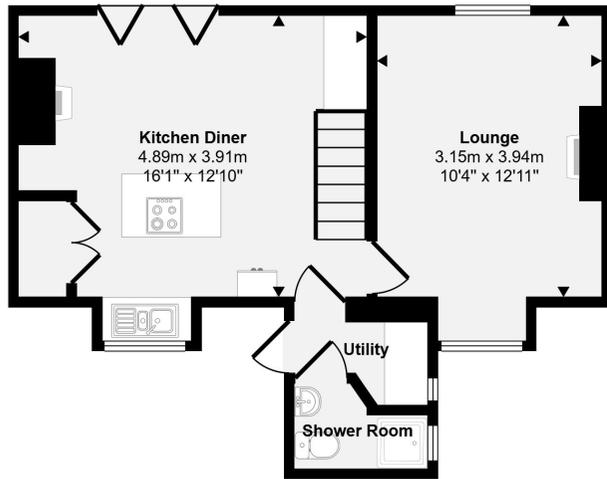
Downs Junior School	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.5 miles
Cardinal Newman School	1.3 miles
Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Station Mainline	1.5 miles
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

All distances approximate

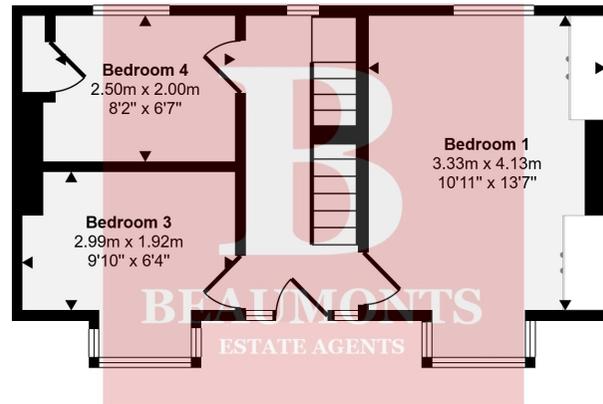




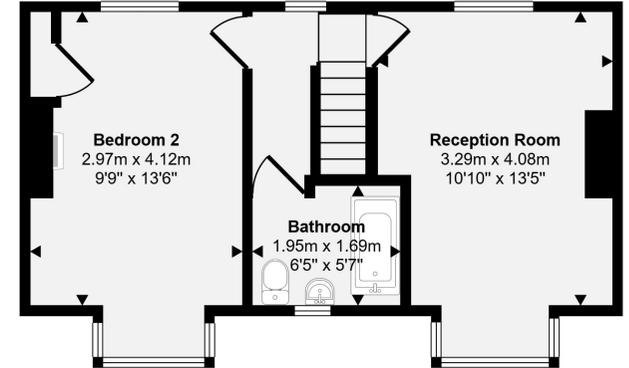
Approx Gross Internal Area
109 sq m / 1174 sq ft



Lower Ground Floor
Approx 39 sq m / 415 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 35 sq m / 379 sq ft

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

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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.