



**Osborne Road, Brighton, BN1 6LQ**

fox & sons

**welcome to**

## **Osborne Road, Brighton**

A larger than average bay fronted 5 bedroom period property set over 3 floors set in a prime location in Preston Park. This property offers convenient access to excellent transport links such as train services into central Brighton & London & some of the best schools/colleges within close proximity.



An attractive deceptively spacious extended 5 bedroom bay fronted Victorian terraced house located in one of the most desirable streets in Preston Park. Set over 3 floors, this property benefits from 5 good size bedrooms, 2 reception rooms and two shower rooms. The kitchen allows access into the conservatory which opens up onto the rear garden. There are plenty of original character features adding to the charm of the property and has immense potential.

Situated in this highly favoured residential area close to Fiveways with its local shopping facilities, independent cafes and bars. The popular Balfour, Dorothy Stringer and Varndean schools are close by catering for all ages. Preston Park and Blakers Park are both nearby with their recreational facilities including Tennis Courts, bowling greens and cycle track. Preston Park mainline station is within easy walking distance providing a commuter service to Gatwick and London, and local bus services are available in Ditchling Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

This property is currently being used as student let and would highly appeal to investors due to potential rental income and excellent yield returns. It would also appeal to families due to size of the property and proximity to schools, shops and parks.



Total floor area 130.8 m<sup>2</sup> (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## welcome to Osborne Road, Brighton

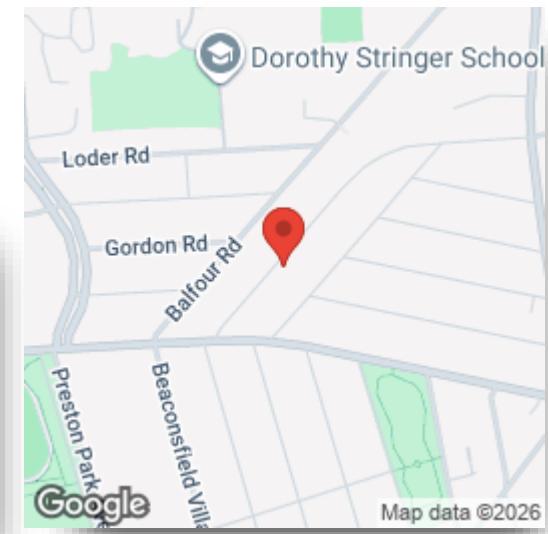
- GUIDE RANGE £650,000 - £700,000
- NO ONWARD CHAIN
- 7 BEDROOMS, EASILY CONVERTED TO 5 BEDROOMS AND 2 RECEPTION ROOMS
- IDEAL FOR FAMILIES/INVESTORS
- SUNROOM & REAR GARDEN
- VERSATILE ACCOMMODATION
- CLOSE TO FIVEWAYS
- SCHOOLS & COLLEGES NEARBY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£650,000-£700,000**



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Property Ref:  
PRP106452 - 0004



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