



**Guide Price**  
**£675,000**

**Freehold**

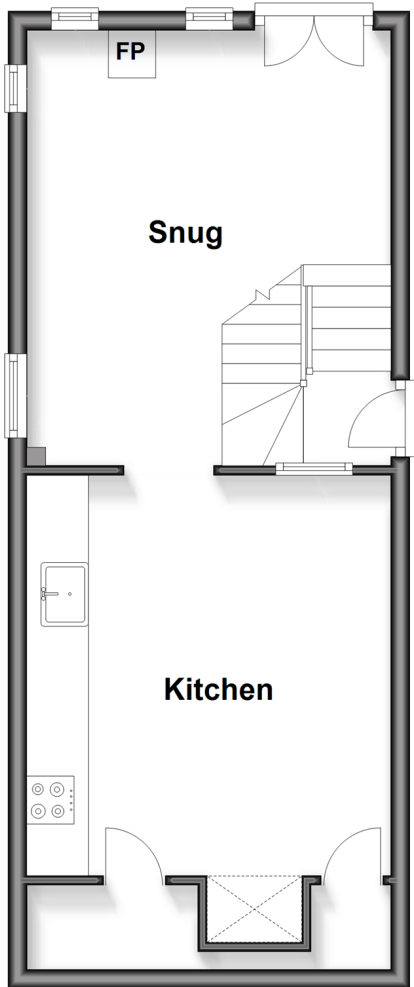
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**Osborne Road, Brighton,  
East Sussex, BN1**

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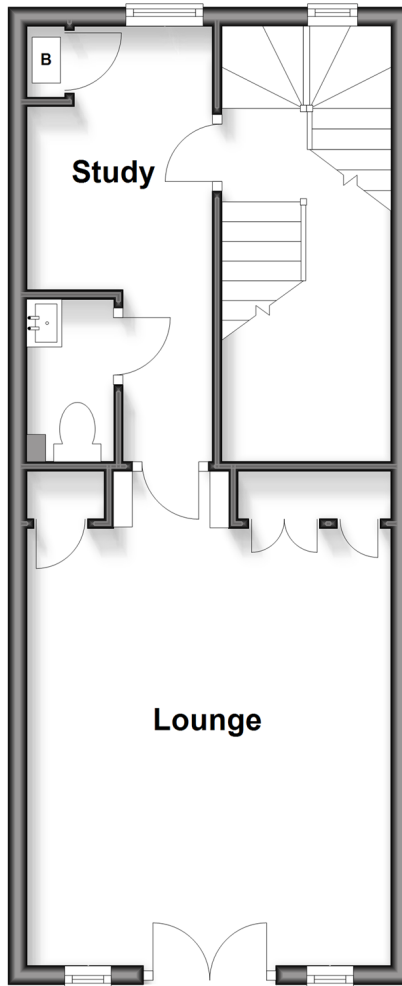
### Lower Ground Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



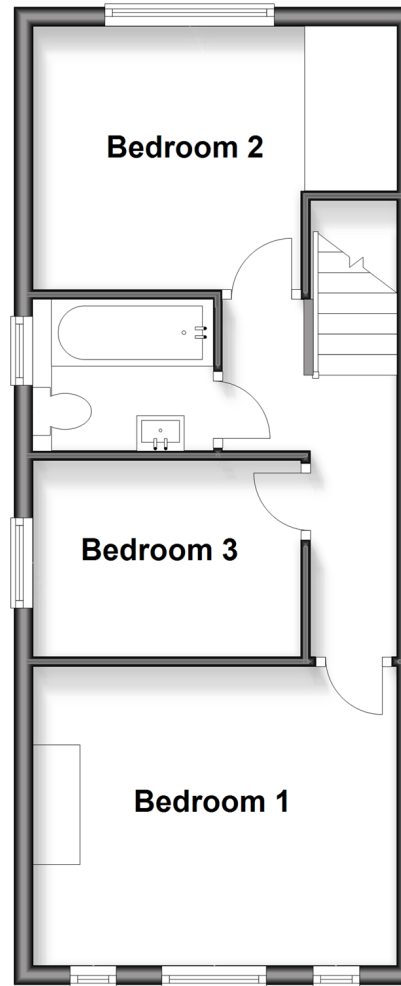
### Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 17'0 x 12'7 (5.19m x 3.84m)

Study : 9'1 x 6'7 (2.77m x 2.01m)

Cloakroom

### LOWER GROUND FLOOR

Kitchen : 17'0 x 12'6 (5.19m x 3.81m)

Snug: 14'2 x 12'6 (4.32m x 3.81m)

### FIRST FLOOR

Landing

Bedroom 1: 12'8 x 10'3 (3.86m x 3.13m)

Bedroom 2: 12'7 x 8'11 (3.84m x 2.72m)

Bedroom 3: 9'3 x 6'8 (2.82m x 2.03m)

Bathroom

### OUTSIDE

Front & Rear Garden



## Main features

- Detached house in Fiveways with no onward chain
- Occupying an elevated position with open Views to the West providing lovely sunsets
- Raised decking leading to a leafy, low maintenance garden
- Two separate living spaces
- Close to excellent schooling and Preston Park railway line



### Nearest Schools

Primary Schools: Balfour Junior School 0.5 miles, Downs Junior School 0.8 miles, St Bernadette's Catholic Primary 0.9 miles  
Secondary Schools: Vardean School 0.4 miles, Dorothy Stringer High School 0.7 miles



### Transport Information

Train Stations: Preston Park 1.0 miles, London Road 1.1 miles, Brighton 1.5 miles



### Address

Osborne Road, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

