



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

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**GROUND FLOOR:** Entrance Hall \* Living Room / Dining Room with period fireplace and stripped pine flooring \* Kitchen Breakfast Room with wide range of modern units windows and door to garden.

**FIRST FLOOR:** Three bedrooms \* Family Bathroom

**TOP FLOOR:** Master Bedroom with Velux window to front offering lovely views to the sea \* En Suite Bathroom.

**OUTSIDE:** Small Front \* Tiled Pathway to the front door. Lovely sunny walled 40ft rear garden attractively landscaped with seating area, flower and shrub borders.

## **GAS CENTRAL HEATING FROM COMBINATION BOILER \* SEALED UNIT DOUBLE GLAZING**

This delightful Victorian redbrick family home offers very spacious and versatile accommodation arranged over three floors. The rooms are all of a good size and offer light and airy accommodation together with many attractive period features including fireplaces, ceiling moldings together with original sash bay windows to the front stripped and pine floors and doors. The property is offered in good decorative order throughout and benefits from gas fired central heating from a combination boiler and is part double glazed. To the rear is a raised sunny walled rear garden with flower and shrub borders, paved patio and garden store.



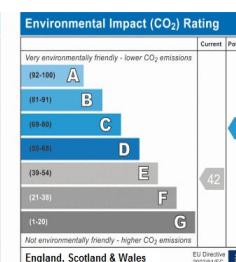
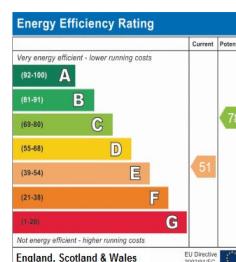
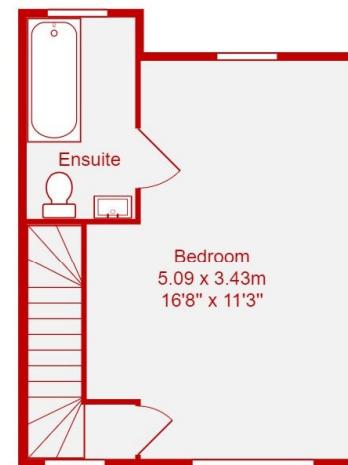
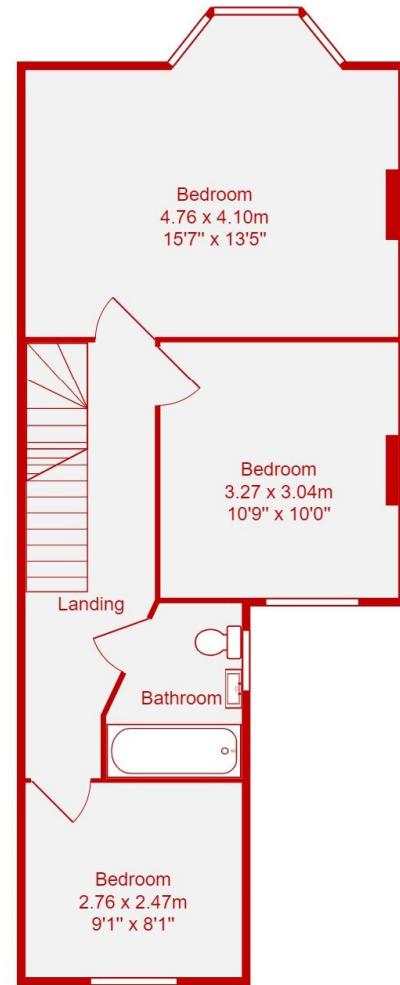
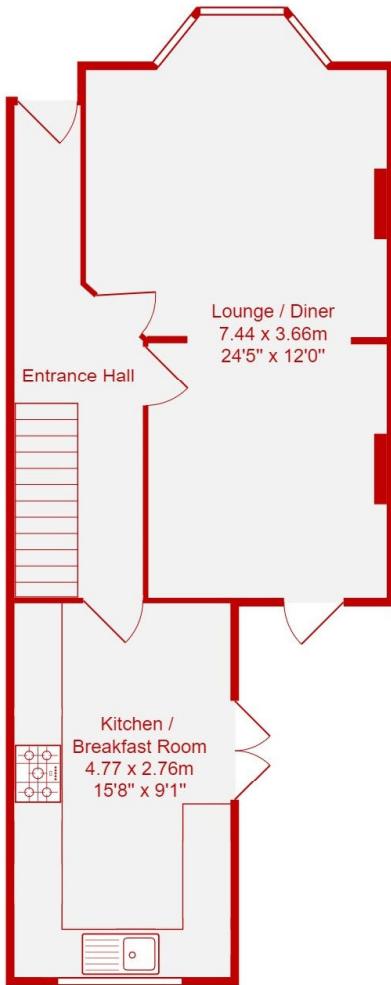
Osborne Road is a popular tree lined residential road approximately 2 miles from Brighton City centre and the seafront with its comprehensive recreational facilities, bathing beaches, shopping centre. There are excellent local shops nearby at Fiveways and Preston Village with a new Sainsbury's Local. The beautiful 65 acre Preston Park with its tennis courts, bowling greens and cycle track is close by as is the mainline railway station, with a direct line to London Victoria. The property is also very conveniently located for easy access to the excellent Balfour/Varndean school complex.

### Local Information

|                           |           |
|---------------------------|-----------|
| Downs Junior School       | 0.9 miles |
| Balfour Road Infants      | 0.2 miles |
| Dorothy Stringer          | 0.4 miles |
| Varndean Schools          | 0.4 miles |
| Cardinal Newman School    | 1.3 miles |
|                           |           |
| Preston Park Station      | 1.0 miles |
| London Road Station       | 1.1 miles |
| Brighton Station Mainline | 1.9 miles |
|                           |           |
| Brighton Seafront         | 2.0 miles |
| Brighton Shopping Centre  | 1.8 miles |

Council Tax Band D





**Total Area: 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

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**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.

