



94 Osborne Road, Brighton, BN1 6LU

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**Ground Floor:** Entrance Hall. Front door with decorative glass inserts. Sitting Room with original Marble fireplace, coving and fitted shelving \* Dining Room with period cast iron fireplace \* Kitchen Breakfast Room.

**First Floor:** Landing \* Three Double Bedrooms \* Modern Shower Room with white suite and underfloor heating.

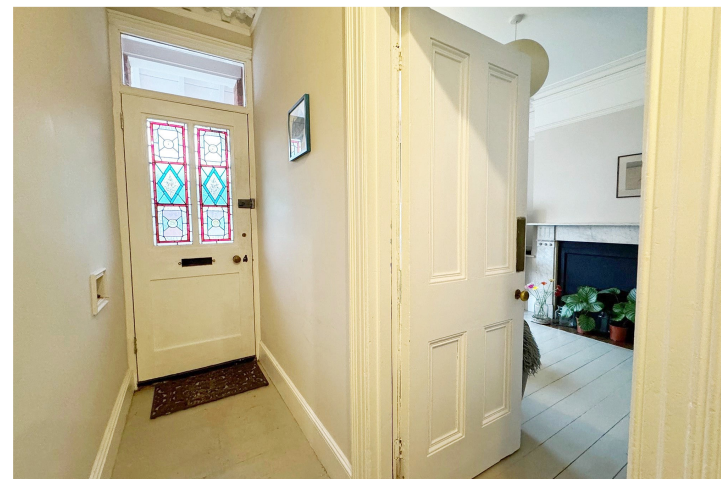
**Top Floor:** Bedroom Four \* Bathroom with modern white suite and underfloor heating.

**Front Garden:** Formal front garden with steps leading to the front door.

**Rear Garden:** A landscaped tiered rear garden with patio area and raised lawn with established shrub borders.

### **Gas fired Central Heating**

This very attractive redbrick Victorian terraced house still retains a wealth of fine period features including fireplaces, ceiling moldings, doors and enjoys a sunny east/west aspect. The property has been skilfully extended by the present owners to provide is a very comfortable four double bedroom family home and has been tastefully decorated throughout. The ground floor has painted floor boards and the upper floors being carpeted. The rooms are all of a good size and the loft has been skilfully converted to provide the fourth bedroom and bathroom. The rear garden is landscaped with a patio and raised sunny lawn area.





Osborne Road is a pleasant residential tree lined road approximately 2 miles from Brighton City centre and the seafront with its comprehensive recreational facilities, bathing beaches, shopping Centre. There is some local shopping nearby at Fiveways and Preston Village and 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 area is also well served with excellent schools for children of all age groups.

**Local Information**

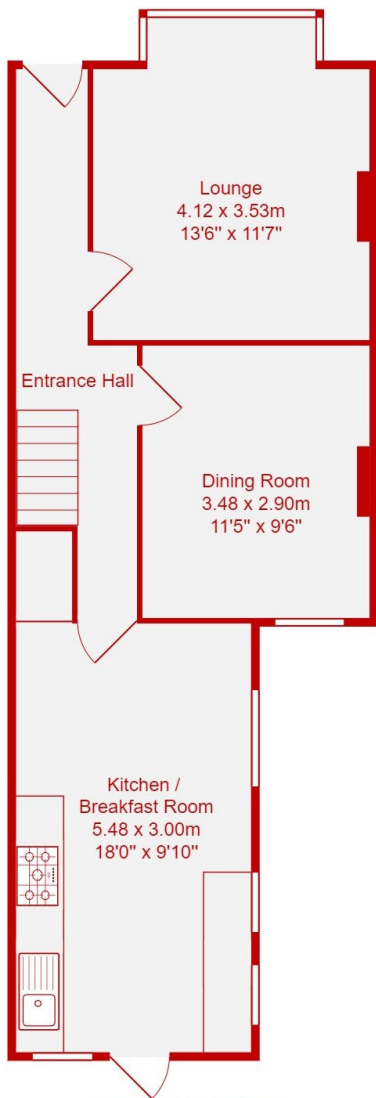
Downs Infant & Junior	0.9 miles
Balfour Road Infants	0.2 miles
Dorothy Stringer High School	0.2 miles
Vardean Schools Complex	0.3 miles
Preston Park Station	1.0 miles
London Road Station	1.0 miles
Brighton Mainline	2.0 miles
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

*All distances approximate*

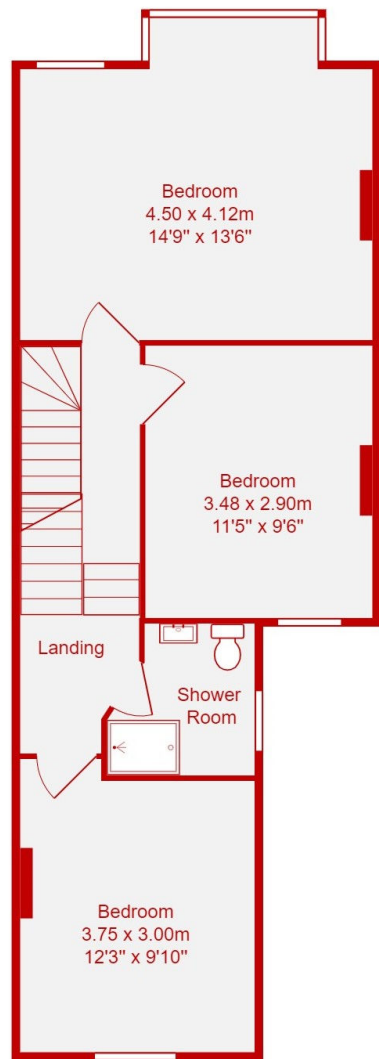
Residents Parking Zone	F
Council Tax Band	C







**Ground Floor**  
Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>



**First Floor**  
Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>



**Second Floor**  
Area: 25.0 m<sup>2</sup> ... 269 ft<sup>2</sup>

**Total Area: 127.0 m<sup>2</sup> ... 1367 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		

**BEAUMONTS**  
ESTATE AGENTS

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.