



32 Osborne Road, Brighton, BN1 6LQ

Price £580,000 Freehold

An attractive 2 BEDROOM BAY FRONTED PERIOD HOME located in an extremely popular tree lined road, close to highly regarded local schools in the popular FIVEWAYS community. Highlights include stripped wooden doors, wooden floorboards in some rooms, potential to extend into the loft (STNC) and a PRETTY WALLED REAR GARDEN with custom built decorative summer house. Some furniture available by separate negotiation. Energy Rating: D59  
Exclusive to Maslen Estate Agents

Glazed panelled door to:

**Entrance Hall**

Dado rail, coved ceiling, radiator, stairs rising to first floor.

**Lounge**

Square sash bay window to front, coved ceiling, radiator, stripped & varnished wooden floor, attractive feature fireplace, pair of glazed doors to:

**Dining Room**

Window to rear, radiator, stripped & varnished wooden floor, coved ceiling, mantle, understairs storage cupboard.

**Kitchen**

Roll edged work surface with inset 1.5 bowl stainless steel single drainer sink unit with mixer tap, further work surface with inset 4 burner gas hob, oven below & extractor hood over, range of fitted wall & base units, part tiled walls, space & plumbing for washing machine, radiator, window to side, glazed door to rear.

**First Floor Landing**

**Bathroom**

Panelled bath with wall mounted shower unit, pedestal wash hand basin, cupboard housing wall mounted boiler, radiator, window to rear.

**Separate WC**

Low level WC, window.

**Bedroom**

Sash window to rear, radiator, picture rail.

**Bedroom**

Pair of sash windows to front, radiator, picture rail.

**Outside**

**Rear Garden**

Patio area, mature shrubs, flower/vegetable beds, summer house.

**Total approx floor area**

80.1 sq.m (862 sq.ft)

**Parking Zone F**

**Council Tax Band D**

**V 2**

*"As an architect, the last owner of this property was able to appreciate various remaining original features of the house eg the fireplace, coving, ceiling roses, original floor tiles both outside the property leading to the front door and in the entrance hall and the original window panes to the front of the house.*

*What would have been original features of the property were also reinstated eg the glass doors dividing the two downstairs living areas, brass handles and door locks on original doors.*

*The architect in 2021, lovingly designed and created from scratch the beautiful wooden summer house in the garden.*

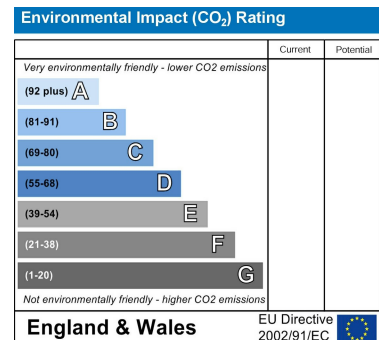
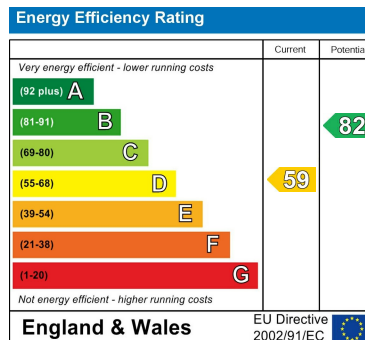
*Professional plans were also drawn up by him and planning permission was granted for a loft conversion. These plans are available but permission would have to be reapplied for.*

*32 Osborne Road has been a much loved home by the last owner for 16 years."*





TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.  
Made with Metaplan (2022)



### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



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