

211 Osborne Road, Brighton, BN1 6LT

£1,250 PCM

A well presented top floor one bedroom converted flat in a SOUGHT-AFTER tree lined STREET, a short walk from a selection of independent cafes, shops and gastro pubs in the popular Fiveways area of Brighton. Highlights include a spacious BAY FRONTED LOUNGE, modern kitchen/bathroom and one double bedroom. The flat is ideal for a single occupant or young couple and is offered UNFURNISHED. The property is available from mid-August. Council Tax Band B. EPC rating E.

maslen
DAVID MASLEN ESTATE AGENTS

Communal Hallway
Stairs up to first floor. Front door to:

Entrance Lobby
Stairs up to 2nd floor.

Hallway
Recessed spotlights, storage cupboard housing fuse box & meters, hatch to loft.

Kitchen
Range of wall & base units with roll edged work surfaces over, inset stainless steel sink unit with mixer tap & drainer, space for cooker, extractor above, space for tall fridge & freezer, plumbing for washing machine, part tiled walls, vinyl flooring, sash window to front.

Lounge
Ceiling coving, sash bay window to front.

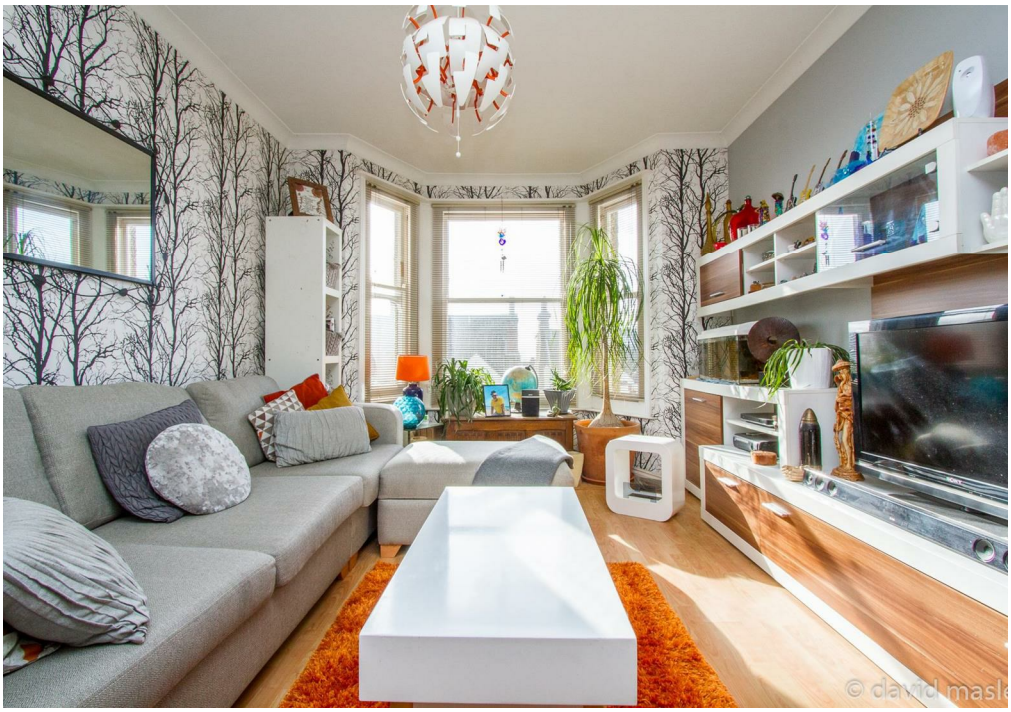
Bedroom
Built in wardrobe, ceiling coving, cupboard housing hot water cylinder, sash window to rear.

Bathroom
White suite comprising panelled bath with 'Mira' electric shower over, further hand held shower hose, pedestal wash hand basin, low level WC with dual flush. Electric chrome heated towel rail, part tiled walls, vinyl flooring, sash window to rear.

Total approx floor area
46.0 sq.m (495 q.ft)

Parking Zone F
All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Sunday including Bank Holidays. Always check the street signs before you park.
Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).
Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.
Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.
Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

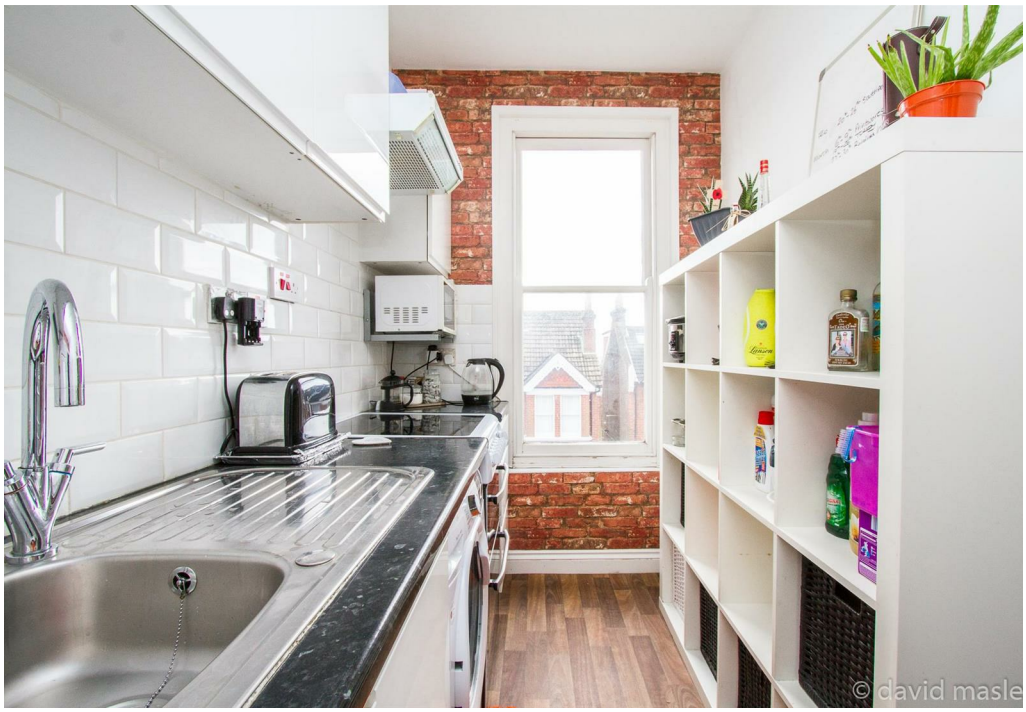
Council Tax Band B

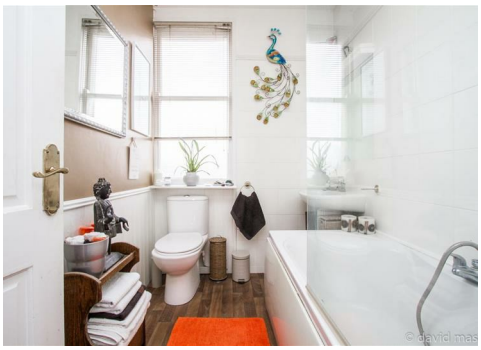


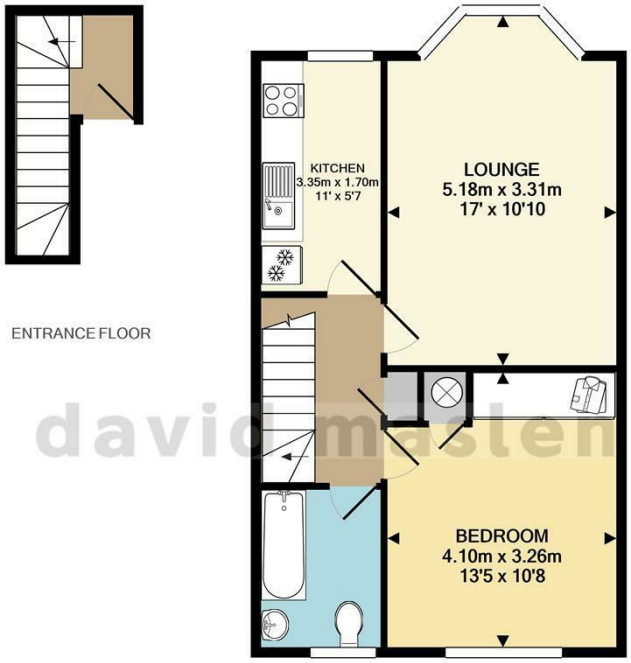












TOTAL APPROX. FLOOR AREA 46.0 SQ.M. (495 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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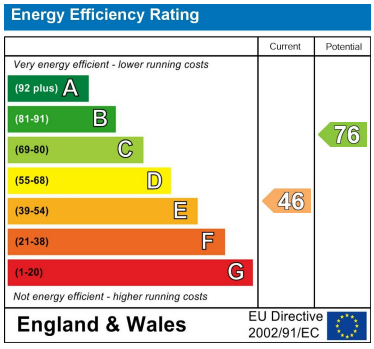
IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

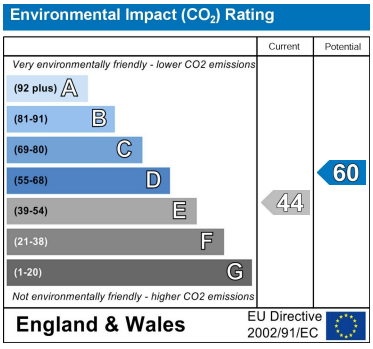
IMPORTANT

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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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