

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray



13 Osmond Gardens

Hove, BN3 1TE

Guide price £1,600,000 - £1,700,000

A stunning example of an Edwardian family home with beautifully presented, spacious accommodation that spans three floors which has been meticulously maintained and decorated by the current owners with a delightful rear garden and off road parking for one car.

Guide Price £1,600,000

13 Osmond Gardens

Hove, BN3 1TE



Osmond Gardens lies adjacent to Davigdor Road where bus services run close by providing access into the vibrant City Centre, seafront and promenade. Brighton mainline station is a short walk away Queens Road providing north bound commuter links to London/The City. The Seven Dials with its café culture and shopping facilities is a short walk away. St Ann's Wells Gardens is a stone's throw where recreational facilities and green open spaces are to be found and Hove seafront and lawns are also easily accessible.

This is an exceptional house and property such as this is rarely available. It retains a wealth of character and charm whilst blending tasteful styling and offers spacious, versatile accommodation to be used as required to suit today's modern family. Internal viewing is recommended to appreciate the presentation and space this period home offers.

An original black and white tiled path leads you to the front door where you are greeted by a large hall with stripped and polished wooden floors which continues throughout the ground floor, and from here the three receptions lead. To the front are two reception rooms, one smaller one and one spacious room both with new sash windows. The larger one has a fitted log burner and extremely detailed cornicing. To the rear is an equally large reception room also with fitted log burner and French doors that lead out to the raised patio with further steps down to the garden. There is a downstairs cloakroom and a modern stunning kitchen/breakfast room overlooking the pretty rear garden with integrated appliances and space for a range cooker and access out to the raised patio. On the first floor are three bedrooms two to the front and one to the rear all of good size, A shower room/WC and separate bathroom/WC are also on this floor. The shower room to the rear houses the boiler, washing machine and tumble dryer. Further stairs rise to the second floor where two spacious bedrooms and a small single bedroom/study (potential to create a bathroom) are to be found with a cloakroom which has access to roof storage space. Accessed from the garden steps lead down to considerable cellar storage ideal for bicycles etc as they can come through the side access from the front. The garden itself is walled and flanked by mature trees and shrubs and mainly laid to lawn having a quiet country feel despite the house being centrally located.

Council tax band F



Directions

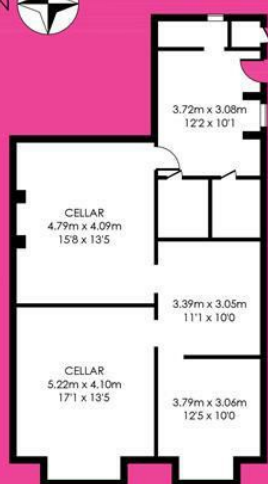
From our office in Dyke Road take the sixth exit at the Seven Dials into Goldsmid Road and travel for about 400 metres and turn left in to Osmond Gardens. The house is on the left handside.



Floor Plan

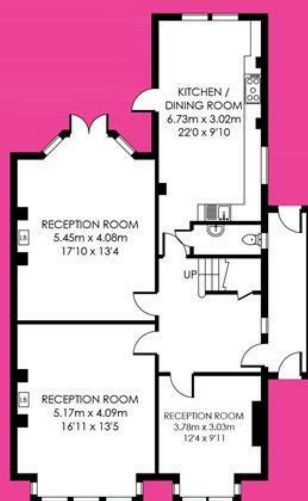
austin
gray

OSMOND GARDENS



LOWER GROUND FLOOR

Approximate Floor Area
874.89 sq ft
(81.28 sq m)



GROUND FLOOR

Approximate Floor Area
1007.39 sq ft
(93.59 sq m)



FIRST FLOOR

Approximate Floor Area
888.66 sq ft
(82.56 sq m)



SECOND FLOOR

Approximate Floor Area
883.71 sq ft
(82.10 sq m)

Approximate Gross Internal Area = 339.53 sq m / 3654.67 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
© Austin Gray

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-91) A			
(69-81) B			76
(55-68) C			
(44-54) D		51	
(34-43) E			
(21-33) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

austin gray