



49 Surrenden Road
Brighton | East Sussex | BN1 6PQ

FINE & COUNTRY

49 SURRENDEN ROAD

Beautifully presented six bedroom detached Edwardian family home in popular Surrenden Road with separate detached converted coach house. Large level west facing garden and two private terraces making the most of the views.



Elegantly blending Edwardian character with refined modern living, this beautifully restored detached home is positioned behind a charming front garden with paved off-street parking. With electric car charging point, intelligent digital heating and a self-contained two-bedroom coach house with private rear access and additional off-street parking, the property offers exceptional flexibility for home and income.

Step Inside

Through a leaded light porch, you enter a welcoming reception with a feature art nouveau working fireplace and wooden flooring.

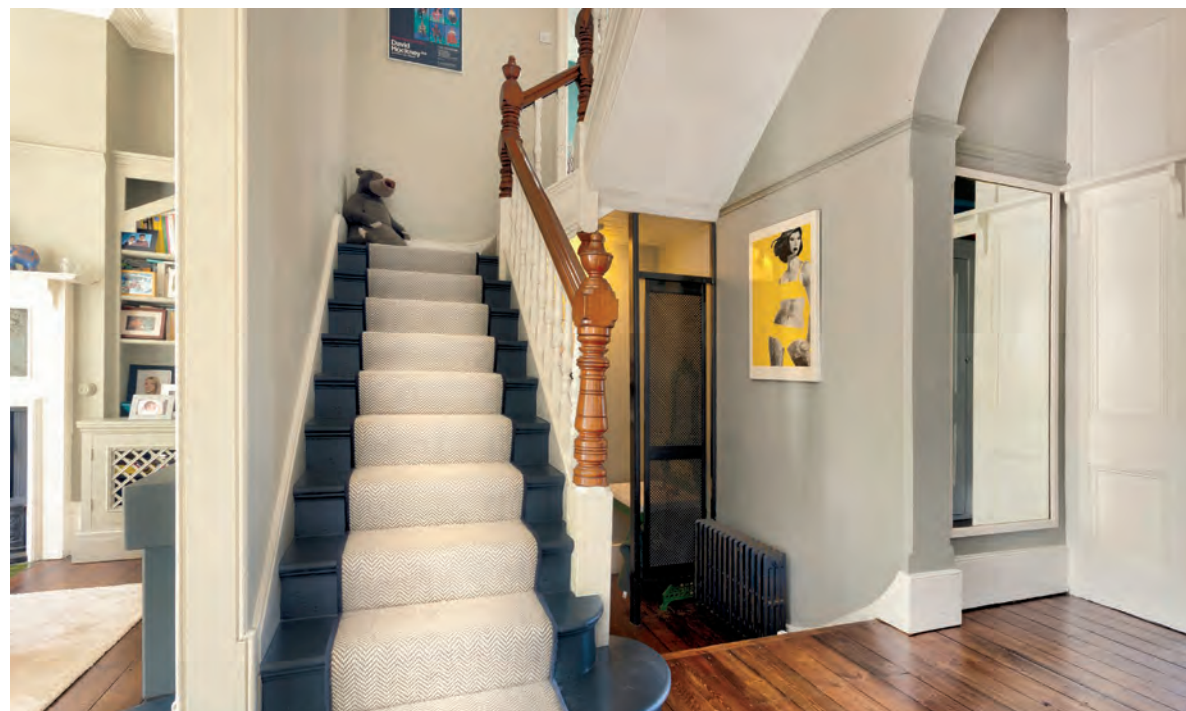
The living spaces within this home offer a modern family the best of all worlds – spaces to come together and spaces to get away! A formal lounge to the front, illuminated by a bay window, showcases another open fireplace with charming iron and tile period detailing. Another cozy living room with William Morris wallpaper and a wood burning stove adjoins the spacious dining area leading out to the terrace through floor to ceiling bifold doors. The kitchen adjacent, with some original oak joinery and a hatch to the living room, has been updated but retains a traditional country kitchen feel with light flooding in through the large sash windows overlooking the garden. A guest cloakroom and practical utility room are discreetly placed for convenience.

The lower-ground cellar has been tastefully converted into a games room, offering further family recreational space, leading directly to the garden via a sheltered space currently used for table tennis.

The staircase showcases a beautiful original oak balustrade, painted stairs and stylish herringbone runner. On the half landing is a stunning family bathroom.

On the first floor, the principal suite enjoys far-reaching views from the west-facing terrace and a luxurious ensuite bathroom with twin basins and gorgeous fittings.

Three additional double bedrooms occupy the first floor, while the top floor offers a modern bathroom and two further double bedrooms. The half landing is a wall of windows allowing the natural light to flood in and the views from this original second floor are breathtaking.

























OUTSIDE

The 100 ft west-facing garden is predominantly laid to lawn, with fruit trees and plentiful mature architectural shrubs, various socializing zones, delightful pergola and direct access from the games room, currently used for table tennis beneath a terrace.

Off-street parking on the front with Electric Vehicle charging point. To the rear with conjoined or separate access, a detached Coach House with walled garden and off-street parking.





Coach House

The two double bed roomed detached renovated Coach House with its private walled garden and off street parking can be accessed via the rear garden of the main house, or if you wish to be completely separate you can drive down the private lane affectionately known by locals as Blackberry Lane. An open plan kitchen-diner opens to a light filled lounge with floor to ceiling hardwood and glass doors. Contemporary oak flooring throughout and neutral palette make this a luxurious offering to friends and family for longer stays, or a fabulous workspace for a home business. Currently it is a thriving AirBnB and its services are completely separated from the main house.







IN THE LOCAL AREA

Situated within easy walking distance to the local shops on Preston Drove and 'Fiveways' with its busy restaurants, cafes and pubs. Additional attractions such as the Open market on London Road and bustling Preston Circus are only moments away. Ideally located for commuters and with easy access to the university, the seafront, city centre and North Laine area are all within easy reach. The green open spaces of Preston Park with its tennis courts, cricket ground, velodrome, playgrounds, manor house and cafés are only moments from your door, and London Road provides easy access to the South Downs and Devil's Dyke. Regular bus services travel into the centre of both Brighton and Hove, down to the seafront, as well as up to the Downs, and Preston Park train station with its convenient mainline commuter routes is only approx. half a mile away.

When it comes to schools the ever-popular Varndean College and School are both only a short walk from your door, and Dorothy Stringer, Downs View Link College, Balfour Primary School, and the Wonder Years Day Nursery are all easily accessible.

EPC Rating - D

Council Tax - F

Parking - Zone 10, off street parking at front and rear.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.



Total Area: 407.2 m² ... 4383 ft²

All measurements are approximate and for guidance only.

MAIN HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

THE COACH HOUSE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 30.04.2025





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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