



13 Surrenden Crescent, Brighton, BN1 6WE

**Spencer  
& Leigh**

13 Surrenden Crescent,  
Brighton, BN1 6WE

Guide Price £900,000 - £950,000 Freehold

- Detached family home in Prestigious location
- Three first floor double bedrooms
- Commanding elevated position with Southerly Views
- No ongoing chain
- Spacious dual aspect lounge/dining room
- Modern fitted kitchen with stainless steel appliances
- Main bedroom with white en-suite bathroom/WC
- Modern family bathroom/WC
- Front & rear gardens with manicured trees and shrubs
- Large garage with potential to house motor home

GUIDE PRICE - £900,000 - £950,000

Occupying a commanding position with Southerly Views is this interesting detached family home. The property is offered for sale with no ongoing chain and is simply ready to just move in. As you approach the house you are greeted by mature trees and shrubs which have been carefully manicured and you realise that you are in for a treat. Hidden from view to one side is a driveway which gives access to a large integral garage that sits beneath the main residence and is large enough to house a motorhome or caravan if desired. Equally this space could be converted to provide a multitude of uses. The house features double glazed windows set in wood frames and gas fired central heating from a modern boiler. There is plenty of space on offer with a dual aspect lounge/dining room which boasts far reaching views across the valley in a Southerly direction and feature flame fire. The kitchen is equipped with modern fitted units and built in stainless steel appliances. There is a ground floor cloakroom and Sun Room which has a bright South/Westerly aspect that fully benefits from the afternoon and evening sun. The first floor boasts three spacious double bedrooms with the main bedroom having built in wardrobes and a modern white en-suite bathroom/WC. There is also an additional family bathroom/WC with white modern fittings just along the hall. Outside there are level gardens to both the front and rear with mature trees and shrubs. Viewing is highly recommended to fully appreciate this lovely home which is exclusive to Spencer & Leigh.



Surrenden Crescent is an extremely desirable location within the Surrenden district in close proximity to Hollingbury Park and golf course. Popular schools are within walking distance and a main line railway station along with ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Entrance  
 Entrance Hallway  
 Living/Dining Room  
 23'11 x 22'8  
 Kitchen  
 11'10 x 10'9  
 Sun Room  
 15'6 x 6'8  
 G/f Cloakroom/WC  
 Stairs rising to First Floor

Bedroom  
 15'7 x 13'4  
 En-suite Bathroom

Bedroom  
 11'3 x 10'10  
 Bedroom  
 11'11 x 9'5

Bath & Shower Room/WC  
 OUTSIDE

Rear Patio Garden  
 Garage  
 29'1 x 18'10

Property Information  
 Council Tax Band F: £3,377.19 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Private driveway, Garage and restricted on street parking  
 Broadband: Standard 17Mbps, Superfast 62 Mbps, Ultrafast 1000Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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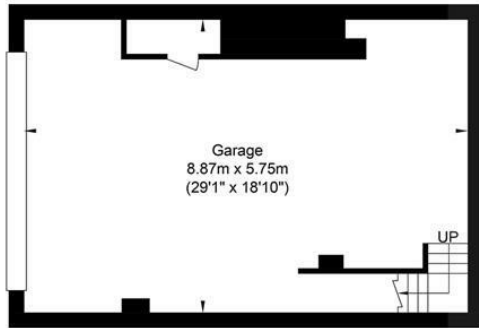
Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

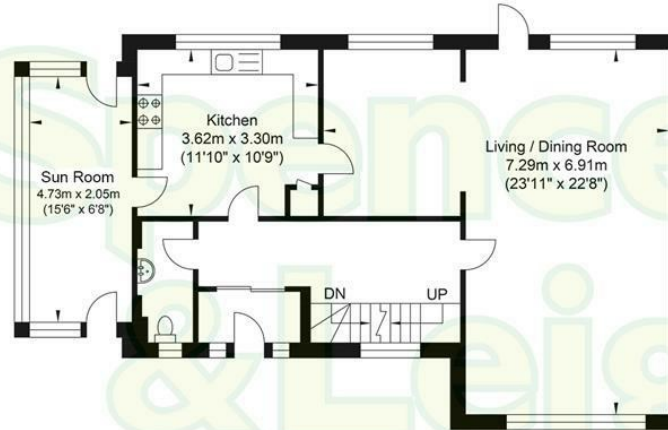
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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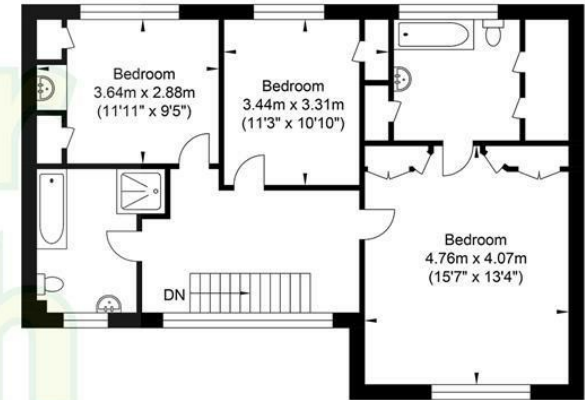
# Surrenden Crescent



Lower Ground Floor  
Approximate Floor Area  
558.64 sq ft  
(51.90 sq m)



Ground Floor  
Approximate Floor Area  
846.36 sq ft  
(78.63 sq m)



First Floor  
Approximate Floor Area  
733.02 sq ft  
(68.10 sq m)



Approximate Gross Internal Area = 198.63 sq m / 2138.03 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.