



32 Surrenden Crescent, Surrenden, Brighton, BN1 6WF

Spencer
& Leigh

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Brighton, BN1 6WF

Price £1,395,000 - Freehold

- Substantial detached family home
- Sought after treelined road
- Four first floor double bedrooms
- Spacious Southerly facing living room
- Separate bay fronted dining room
- Traditional style fitted kitchen
- Ground floor cloakroom
- White family bathroom and en-suite
- Delightful Southerly facing lawned rear garden
- Private driveway leading to an integral garage

Welcome to Surrenden Crescent, Surrenden, Brighton - a truly remarkable property that embodies the essence of a perfect family home. This substantial detached house boasts an impressive two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four double bedrooms, there is ample space for the whole family to enjoy.

Situated in a sought-after location, this property offers a private driveway with parking for up to three vehicles, ensuring convenience and security for you and your guests. The southerly facing lawned rear garden is a tranquil oasis where you can unwind and enjoy the outdoors in the comfort of your own home.

Whether you're looking for a place to create lasting memories with your family or seeking a spacious home to host gatherings, this property ticks all the boxes. Don't miss out on the opportunity to make this stunning detached family home your own. Contact us today to arrange a viewing and step into the lifestyle you've always dreamed of.



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 Room
 19' x 12'5
 Dining Room
 14'9 x 13'5
 Kitchen
 14'1 x 10'9
 G/f Cloakroom/WC
 Stairs rising to First Floor

Bedroom
 19'8 x 12'5
 En-suite Shower
 Bedroom
 14'5 x 12'5
 Bedroom
 11'9 x 9'6
 Bedroom
 10'2 x 8'2

Family Bathroom
 Separate Cloakroom/WC
 OUTSIDE
 Southerly facing Rear Garden
 Private Driveway

Garage
 14'9 x 9'10

Property Information
 Council Tax Band G: £3,896.77 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway and restricted on street parking
 Broadband: Standard 17Mbps, Superfast 58Mbps & 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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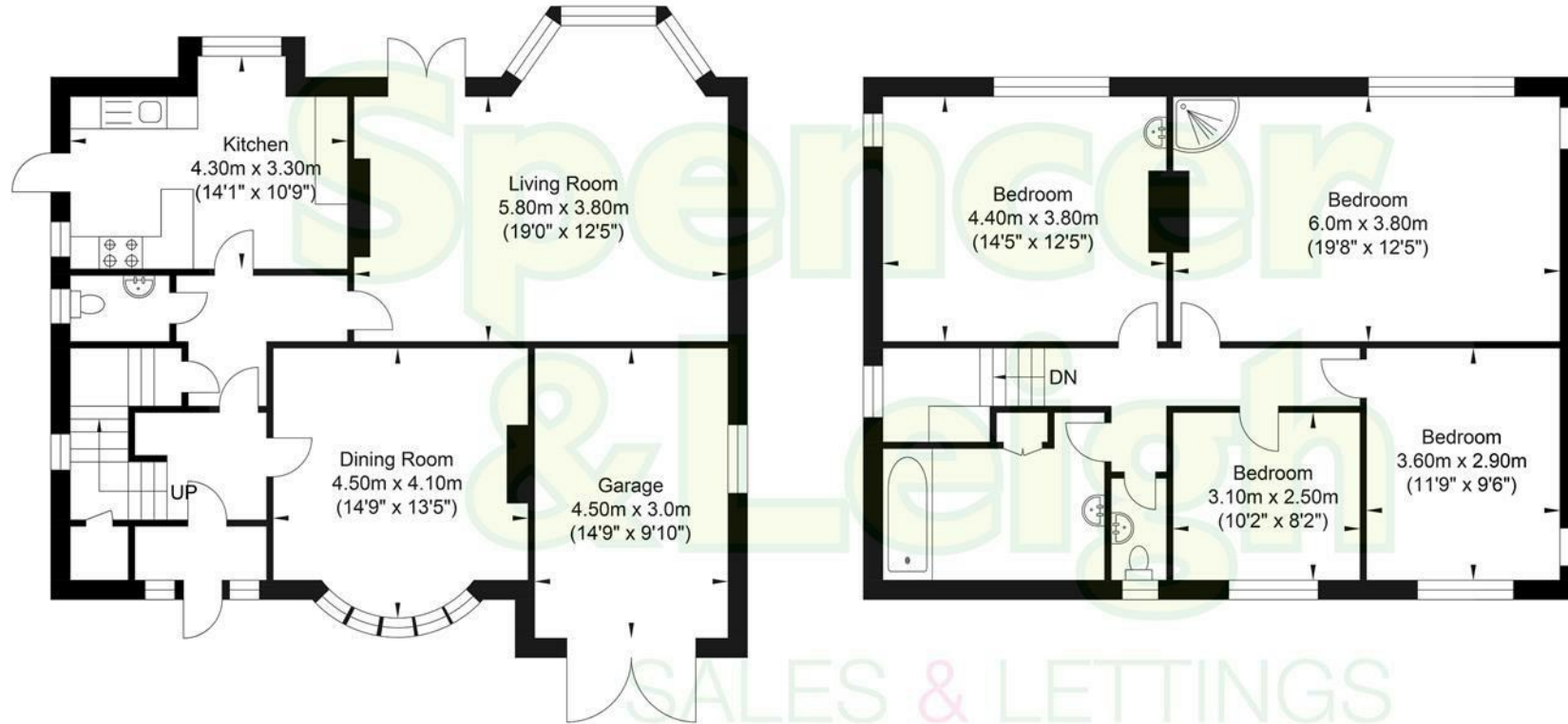
Council:- BHCC
 Council Tax Band:- G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Surrenden Crescent



Ground Floor
Approximate Floor Area
893.40 sq ft
(83.50 sq m)

First Floor
Approximate Floor Area
847.65 sq ft
(78.75 sq m)

Approximate Gross Internal Area = 162.25 sq m / 1746.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.