

12 Fairlie Gardens, Surrenden, Brighton, BN1 6PY

Spencer
& Leigh



12 Fairlie Gardens, Surrenden,
Brighton, BN1 6PY

Guide Price £750,000 - £800,000 Freehold

- Tucked away in a quiet close
- Spacious detached bungalow
- Three/four good size bedrooms
- Impressive rear extension overlooking the pretty garden
- Modern fitted kitchen & separate utility area
- Family bathroom, separate cloakroom and en suite shower room
- Wide west facing rear garden
- Additional side garden
- Private driveway with a shared access
- Exclusive to Spencer & Leigh

GUIDE PRICE £750,000 to £800,000

In a tranquil corner of the sought-after Surrenden district, you'll find this extended detached bungalow with three/four spacious bedrooms. We especially love the stunning rear extension that overlooks the wide rear garden. The modern kitchen comes with fitted units and some built-in appliances, leading to a handy utility area for appliances and muddy boots. All bedrooms have built-in wardrobe cupboards, with the main bedroom featuring an en-suite shower. The family bathroom is fitted with a modern white suite, and there's also a separate cloakroom. The garage has been converted to create an additional bedroom or study/office. Parking is provided via a private driveway that has a shared access. Outside is a long lawn and patio area surrounded by mature trees, offering a pleasant westerly aspect. Viewing is highly recommended.



Fairlie Gardens 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
 18' x 11'9
 Dining Room
 20'8 x 10'5
 Kitchen
 11'1 x 9'10
 Utility Room
 8'10 x 5'2
 Bedroom
 14'9 x 9'10
 En-suite Shower Room

Bedroom
 13'1 x 10'2
 Bedroom
 10'2 x 9'10
 Bedroom/Study
 18' x 8'10
 Family Bathroom
 Separate Cloakroom/WC

OUTSIDE
 Rear Garden
 Private Driveway with a shared access

Property Information
 Council Tax Band E: £2,857.63 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Private driveway and restricted on street parking
 Broadband: Standard 17Mbps, Superfast 167Mbps & 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



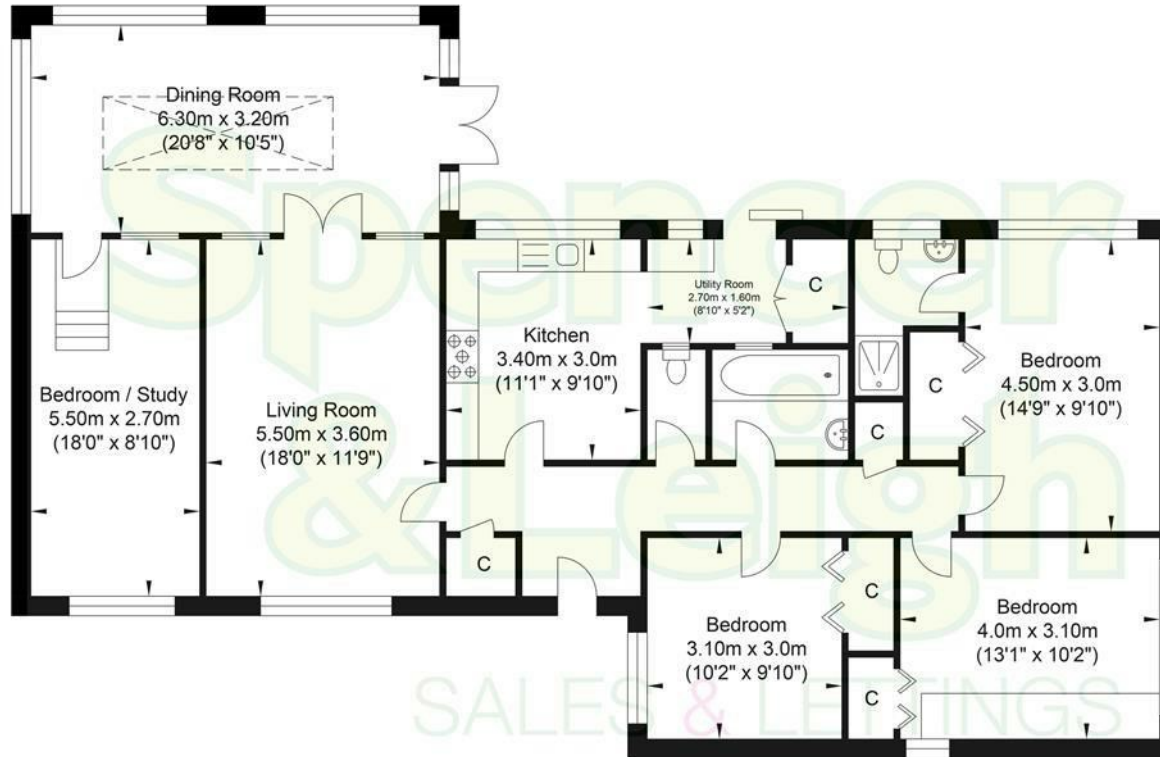
Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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& Leigh**

Fairlie Gardens



Approximate Floor Area
1440.96 sq ft
(133.87 sq m)

Approximate Gross Internal Area = 133.87 sq m / 1440.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.