



8 Surrenden Lodge, Surrenden Road, Brighton, BN1 6QB

**Spencer
& Leigh**

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Price £250,000 - Leasehold - Share of
Freehold

- Spacious ground floor apartment
- One double bedroom
- Bay fronted south facing lounge
- Modern fitted kitchen
- Contemporary bathroom
- Good decorative condition
- No onward chain
- Residents permit parking
- Share in the freehold and long lease
- Internal inspection recommended

Introducing this impressive one-bedroom apartment just a stone's throw away from Preston Park. Positioned on the ground floor of Surrenden Lodge, this spacious apartment showcases a well-presented interior with newly fitted carpets. This property offers comfort and style and boasts a larger-than-usual lounge/dining room, a double bedroom, a modern fitted kitchen with an integrated oven, and a contemporary bathroom suite. Additionally, residents will benefit from a security door entry phone system, gas-fired central heating, residents permit parking and double-glazed windows. Available with no onward chain and a share in the freehold. Conveniently situated within walking distance of local shops, cafes, and pubs at nearby Fiveways, and approximately a mile from Preston Park mainline railway station, this property offers both convenience and comfort. Internal viewing is highly recommended.



Surrenden Lodge is situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a mainline railway station and ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Communal entrance with security system

Entrance hall

Living room
14'10 x 13'1

Kitchen
12'1 x 6'0

Bathroom
6'10 x 6'0

Bedroom
17'5 x 9'11

OUTSIDE

Residents Permit Parking

Property Information

979 years remaining on the lease

Service Charge - £1,226.68 p/a

Zero Ground Rent

Council Tax Band B: £1,818.49 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents Permit Parking and restricted on street parking - Parking Zone 10

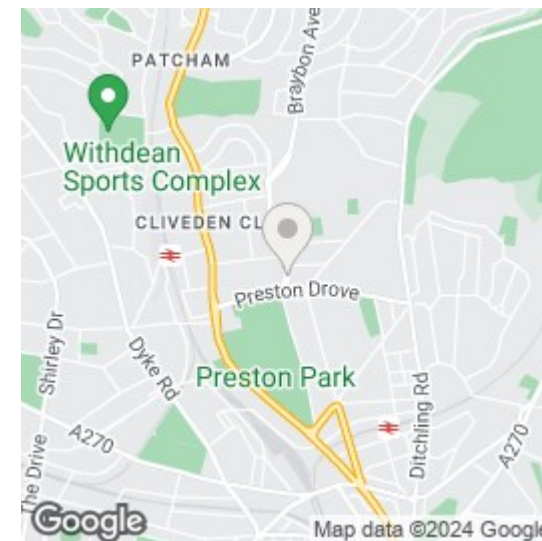
Broadband: Standard 15Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/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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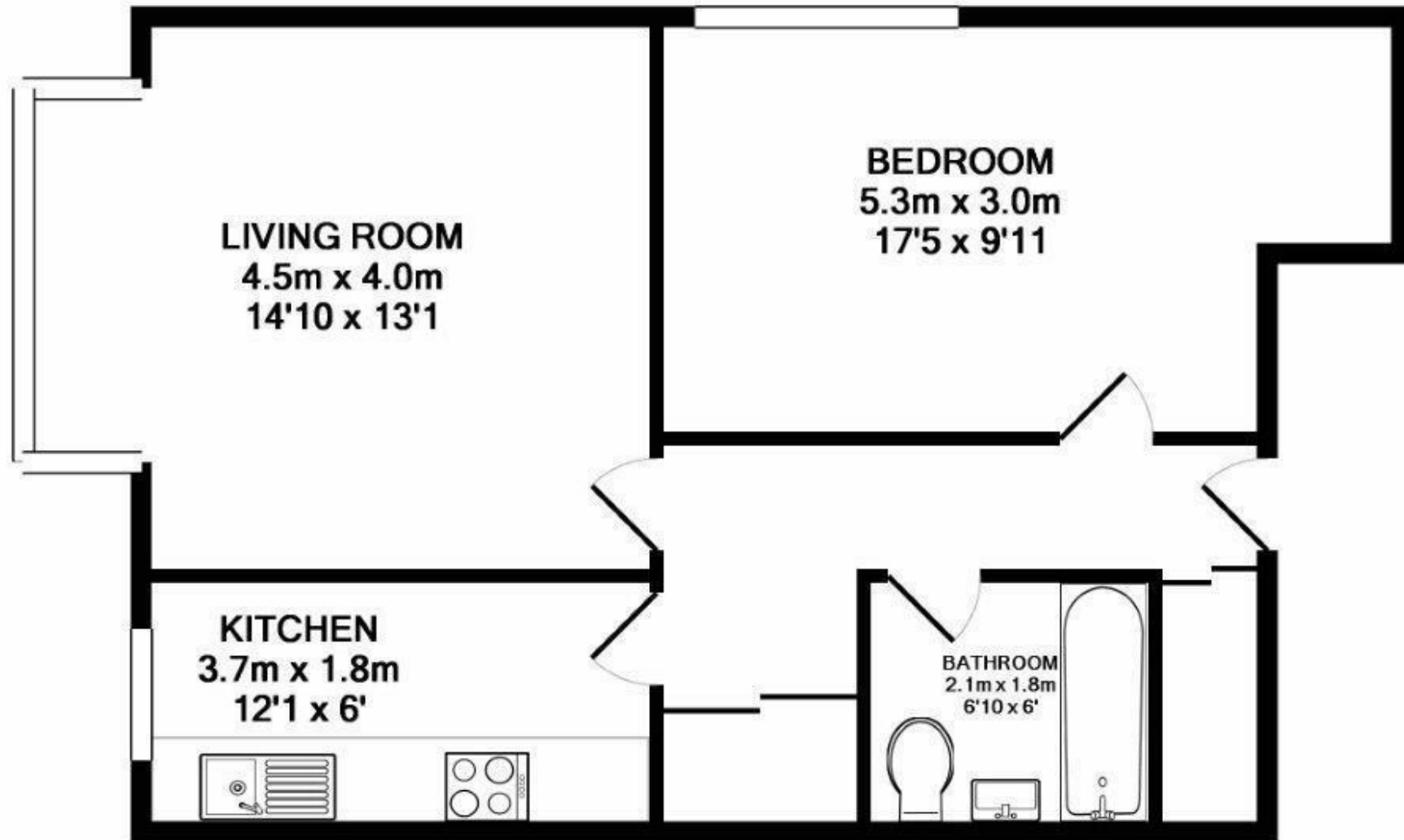


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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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TOTAL APPROX. FLOOR AREA 50.6 SQ.M. (545 SQ.FT.)
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