

**Spencer
& Leigh**



23 Beechwood Close, Surrenden, Brighton, BN1 8EP

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Price £850,000 - Freehold

- Spacious semi detached home
- Being one of a pair of unique semi detached homes in this desirable cul-de-sac
- Five bedrooms and two bathrooms
- Stunning panoramic views
- Three reception rooms
- Well presented throughout
- Long driveway leading to the Garage
- Popular residential location with access to favoured schools
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

Nestled in Beechwood Close, neighbouring the popular Surrenden district is this charming semi-detached house offering a perfect blend of space, comfort, and stunning views. This delightful property boasts three reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With five spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Situated on a generous plot, this home offers a total of 1,967 sq ft of living space, providing plenty of room for all your needs. The long driveway and garage offer parking for up to three vehicles, ensuring convenience for you and your guests.

One of a pair of semi-detached homes, this property stands out with its truly breathtaking panoramic views. Whether you're enjoying a morning coffee or hosting a summer barbecue, the views from this home will never cease to impress.

Don't miss the opportunity to make this house your home. With its spacious interior, ample parking, and picturesque views, this property in Beechwood Close is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful home.



Beechwood Close is situated in a highly sought after area with easy access to all amenities including local shops and Post Office as well as some larger stores such as M & S food and Asda stores. There are good schools and colleges nearby as well as a selection of cafes and restaurants. It is on a bus route and local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Sitting Room
 21'11 x 11'9
 Dining Room
 13'9 x 10'5
 Kitchen/Breakfast Room
 20'11 x 12'1
 Bedroom
 10'9 x 9'10
 Bedroom
 9'10 x 8'10
 G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 13'1 x 13'1
 Bedroom
 13'1 x 13'1
 Bedroom
 13'1 x 7'10

Family Bathroom
 Storage
 OUTSIDE
 Rear Garden

Garage
 18'4 x 10'5
 Balcony

Property Information
 Council Tax Band F: £3,377.19 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, off road parking and un-restricted on street parking
 Broadband: Standard 6Mbps, 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:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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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Beechwood Close



Ground Floor
Approximate Floor Area
1086.61 sq ft
(100.95 sq m)

First Floor
Approximate Floor Area
687.59 sq ft
(63.88 sq m)

Garage
Approximate Floor Area
192.88 sq ft
(17.92 sq m)

Approximate Gross Internal Area = 182.75 sq m / 1967.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.