



Spencer  
& Leigh

28 Surrenden Crescent, Surrenden, Brighton, BN1 6WF



## 28 Surrenden Crescent, Surrenden Brighton, BN1 6WF

Price £1,000,000 - Freehold

- Imposing detached family home
- Premier road in the Surrenden District within walking distance of Preston Park Station
- Scope to improve
- Three reception rooms
- Potential to extend and reconfigure, STNC
- Private driveway and garage
- Close to popular schools including Balfour, Varndean and Dorothy Stringer
- No onward chain
- Large mature rear garden
- Internal inspection highly recommended

Located on a premier road in the Surrenden district of Brighton, this imposing detached home offers a perfect blend of tranquillity and convenience. With three reception rooms, it's ideal for entertaining guests or relaxing with your loved ones. The property boasts four spacious bedrooms, providing ample space for the whole family to unwind and make memories.

Upon entering, you'll be struck by the potential of this property. The beautiful rear garden offers a peaceful retreat, perfect for enjoying the fresh air and possibly creating your own oasis. The driveway and garage provide convenience and practicality, ensuring that parking will never be an issue.

With room for improvement, this property allows you to unleash your creativity and tailor it to your preferences. Whether you dream of a modern, sleek design or a cozy, traditional feel, the possibilities are endless.

Furthermore, the fact that this property comes with no chain means that you can move in hassle-free and start enjoying your new home right away. Don't miss out on this fantastic opportunity to own a piece of paradise in Brighton.



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  
18'5 x 11'10  
Dining Room  
10'8 x 9'7  
Kitchen  
13'2 x 10'9  
G/f Cloakroom  
Stairs rising to First Floor  
Bedroom  
15'6 x 11'9  
Bedroom  
11'1 x 10'4  
Bedroom  
11'10 x 10'9  
Bedroom  
11'10 x 8'8  
Family Bathroom  
OUTSIDE  
Rear Garden  
Garage  
15'8 x 7'11

Property Information  
Council Tax Band F: £3,377.19 2024/2025  
Utilities: Mains Electric, Mains Gas, Mains water and sewerage  
Parking: Garage, Driveway and restricted on-street parking - Zone 10  
Broadband: Standard 17Mbps, Superfast 57Mbps & 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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Approximate Gross Internal Area (Including Garage) = 153.80 sq m / 1655.48 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.