

Spencer
& Leigh



16b Gordon Road, Surrenden, Brighton, BN1 6PD

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Guide Price £300,000 - £325,000 Leasehold

- Stylish garden flat with level South facing rear garden
- Private street entrance
- Smart modern & light interior
- Recently extended living room with patio doors
- Open plan living room with feature roof light
- Stunning fitted kitchen with built in appliances
- Double bedroom with feature bay window
- Stylish shower room with white sanitary ware
- South facing level rear garden
- Annexe studio room in garden/ occasional double bedroom

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Located in the leafy green Preston Park district of Brighton, with its mainline Station, sought after local schools, shops, cafe's and wide open spaces is this smart, modern and light converted apartment with a south facing rear garden and its own private street entrance. The property has recently been extended to the living space with patio doors to the garden and feature roof light, bathing the room in natural light. The living space has an open plan arrangement with a large fitted kitchen with modern white units and built in cooking appliances whilst providing enough space for sofa's and furniture. This lovely room extends into the garden which is ideal for entertaining family and friends. There is a spacious double bedroom with feature bay window, built in storage space and window seat. The shower room/WC is fitted with white modern sanitary ware and a large walk in shower. Outside the level rear garden has favoured Southerly aspect and features an annexe/garden room which is used as both a studio and occasional bedroom by the current owners. The seller is currently in the process of extending the current lease ready for the new buyer to benefit from. Viewing highly recommended, exclusive to Spencer & Leigh.



Gordon Road 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.



Stairs to Lower Ground Floor

Entrance

Entrance Hallway

Kitchen/Living Room
15'1 x 14'5

Bedroom
12'9 x 11'1

Shower Room/WC

OUTSIDE

Rear Garden

Annexe
11'9 x 10'5

Property Information
99 years remaining on lease
Ground Rent: £250.00 p/a
Council Tax Band A: £1,558.71 2024/2025
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone F
Broadband: Standard 14 Mbps, Superfast 247 Mbps and
Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Fair 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:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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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Lower Ground Floor
Approximate Floor Area
446.90 sq ft
(41.50 sq m)

Annexe
Approximate Floor Area
124.0 sq ft
(11.52 sq m)

Approximate Gross Internal Area = 53.02 sq m / 570.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.