

**Spencer
& Leigh**



27 Beechwood Close, Surrenden, Brighton, BN1 8EP

27 Beechwood Close, Surrenden, Brighton, BN1 8EP

Offers Over £750,000 - Freehold

- Well presented detached home
- Four good size bedrooms split over two floors
- 17' Lounge with concertina doors with a brand new multi-fuel wood burner
- Modern newly refurbished kitchen and separate utility room
- Ground floor family bathroom
- En-suite shower room to main bedroom
- Landscaped front & rear garden teaming with diverse wildlife and a variety of mature fruit trees, palm trees and exotic plants and roses
- Generous garage/workshop with parking for multiple vehicles
- Viewing highly recommended
- Exclusive to Spencer & Leigh

Hylands is a beautiful family home, with small but enchanting landscaped gardens to the front, rear and side of the property. Located on the site of an ancient orchard the gardens boast a variety of fruit trees and friendly wildlife. Sitting in the living room, looking through the large glass retractable window wall, one almost feels they are watching a nature documentary with nesting blue tits, visiting foxes, acrobatic squirrels and an adorable family of wood pigeons!

Tucked away in a tranquil Close, just off the coveted Surrenden road, this stunning detached home is a rare gem that should definitely not be missed! The interior boasts a harmonious blend of modern sophistication and neutral elegance throughout.

The heart of the home features an impressive 17-foot lounge with a newly installed multi-fuel wood burning stove and arched side windows, illuminated by natural light flowing through concertina doors, opening to reveal a picturesque view of the rear garden. The sleek, contemporary kitchen is newly refurbished and equipped with integrated appliances and complemented by a convenient utility room.

With three bedrooms on the ground floor, the highlight is undoubtedly the first-floor main suite, complete with its own en-suite facilities. The main bedroom, basks in breath-taking distant views of the South Downs, accentuated by French doors leading to a glass Juliette balcony. The next largest bedroom downstairs includes beautiful bay windows overlooking palm trees and rose bushes and features integral wardrobes and dressing table.

The beautifully landscaped garden wraps around the rear and side of the home. Our vendors particularly highlight the active gardens that abound with wildlife, which they have been the caretakers of for the past five years and would love to pass this on to the next owners of Hylands.



Beechwood Close is situated in a highly sought after area and ideally situated for all amenities including local shops, cafes and restaurants. There are excellent schools and colleges nearby and a very friendly local community and supportive Close WhatsApp group. All 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
Living Room
17'5 x 15'
Kitchen
11'10 x 10'
Utility Room
7'8 x 6'2
Bedroom
13'9 x 12'
Bedroom
10'11 x 9'11
Bedroom
9'11 x 8'10
G/f Bathroom
G/f Cloakroom
Stairs rising to First Floor
Bedroom
20'11 x 16'8
En-suite Shower Room/WC
OUTSIDE
Rear Garden
Garage
22'3 x 16'
Property Information
Council Tax Band F: £3,547.26 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage and Unrestricted on-street parking
Broadband: Standard 14 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps 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:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Spencer
& Leigh

Beechwood Close



Garage
Approximate Floor Area
283.0 sq ft
(26.3 sq m)

Ground Floor
Approximate Floor Area
1035.9 sq ft
(96.2 sq m)

First Floor
Approximate Floor Area
412.0 sq ft
(38.3 sq m)



Approximate Gross Internal Area (Excluding Garage) = 134.5 sq m / 1447.9 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.