

19 Surrenden Crescent

Brighton, BN1 6WE

Asking price £1,850,000

The home is arranged over three floors.

Upon opening the front door you are greeted by an enclosed porch. To the front of the house, either side of the entrance hall, are two spacious bay fronted reception rooms that overlook the front garden, one with fire place and the other a wood burner, perfect for cosy nights in. Whilst to the rear of the ground floor is the large kitchen/dining/ family room which covers the whole width of the house. Large bi-folding doors mean you get a great view overlooking the back garden and swimming pool. The bespoke kitchen comes fully equipped with double oven and dishwasher and the hob is on the kitchen island so that you can still entertain whilst cooking. Off of the kitchen is a utility room so you can keep all your laundry separate. There is also a downstairs W.C.

Moving up the oak staircase to the first floor there are five generous double bedrooms, three of which have ensuite shower rooms. There is also a family bathroom with freestanding bath. On the second floor, at the top of the house, is an outstanding, luxurious master-suite with its own bathroom and dressing room/ walk in wardrobe.

The garden wraps around the entire property meaning you can access the back garden from either side of the house. The back garden has a paved slate terrace, great for alfresco dining, and a BBQ area meaning on sunny days you can open up the large bi-fold and make the most of this great space. Slate steps rise up to a heated swimming pool, pool house with pump and adjoining w.c. and further steps beyond this rise up to a second terrace and lawned garden with fantastic studio annex with kitchen and shower room ensuite. To the side of the house there is a wealth of mature trees and shrubs.

Surrenden Crescent lies adjacent to Surrenden Road and is widely accepted as one of Brighton's most highly sought after addresses. Preston Park mainline station is located in nearby Clermont Road providing north-bound commuter links with London/the City. Bus services run from Surrenden Road providing access into the vibrant city centre, seafront and promenade. Renowned schools on the nearby Surrenden campus cater for all age groups.

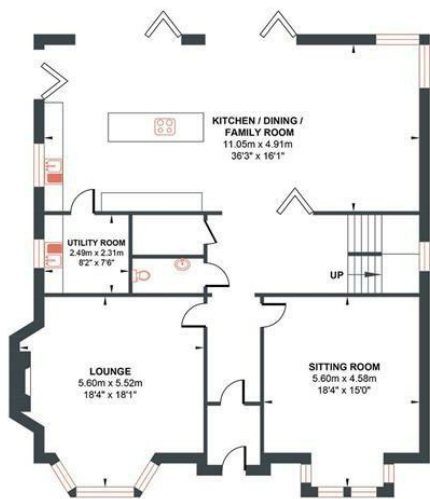
- Detached 6 Bedroom House
- Heated Swimming Pool
- Studio Annex
- 5 bathrooms
- Over 4250 sqft
- Garage
- Desirable Surrenden area
- Wrap around garden with mature trees
- Wood burner
- Pool house

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		
	76	80
England & Wales	EU Directive 2002/91/EC	

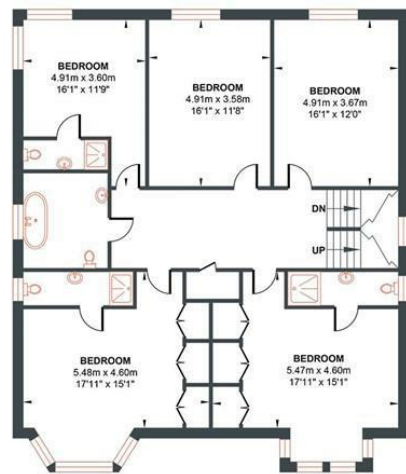


SURRENDEN CRESCENT

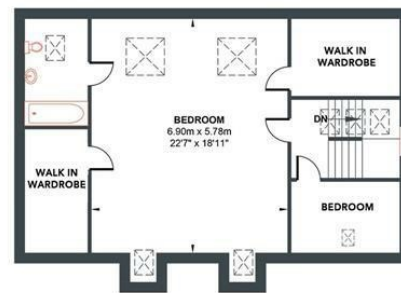
Approximate Gross Internal Area = 395.42 sq m / 4256.26 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR
 Approximate Floor Area
 1502.10 sq ft
 (139.55 sq m)



FIRST FLOOR
 Approximate Floor Area
 1482.62 sq ft
 (137.74 sq m)



SECOND FLOOR
 Approximate Floor Area
 834.63 sq ft
 (77.54 sq m)



ANNEX
 Approximate Floor Area
 284.16 sq ft
 (26.40 sq m)



GARAGE
 Approximate Floor Area
 152.73 sq ft
 (14.19 sq m)

