



17 Surrenden Crescent

Brighton, BN1 6WE

Guide price £800,000

Guide Price £800,000 to £850,000

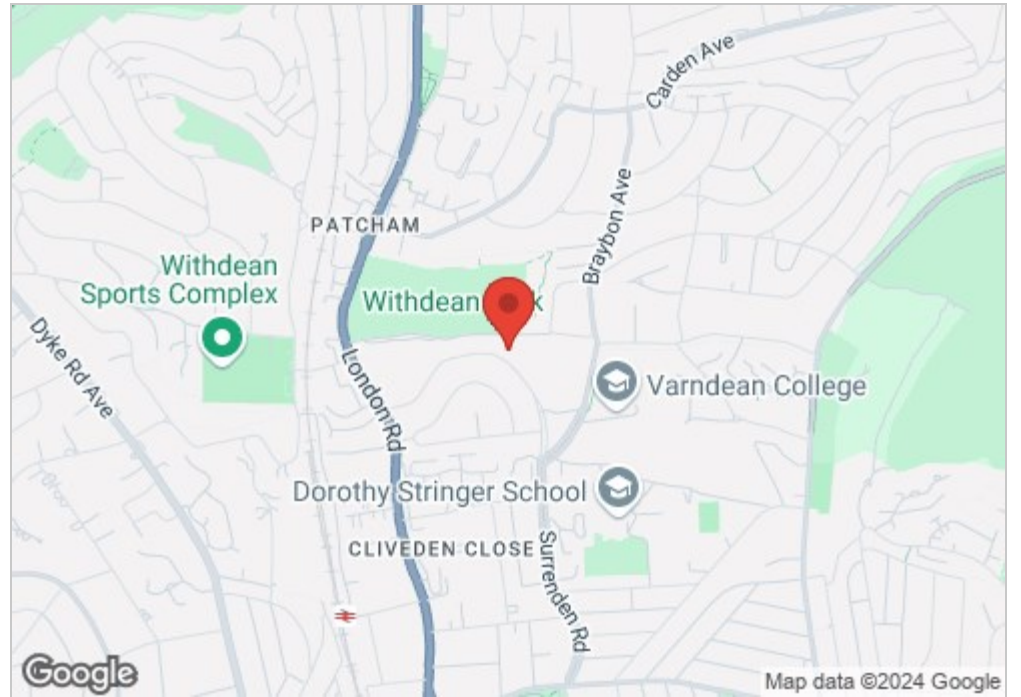
This detached home on Surrenden Crescent offers exceptional potential for expansion and modernisation. Located on a wide, tree-lined road, it's just a short walk from Preston Park mainline station, making it ideal for commuters. The property features a double garage and mature front and rear gardens, providing ample outdoor space.

At the front, you'll find a charming paved seating area, perfect for enjoying afternoon sunshine and stunning sunsets over Withdean, alongside a well-maintained lawn with mature shrubbery for added privacy. Inside, the home welcomes you with a spacious entrance hall. The bright lounge/dining room at the rear opens onto the garden through full-height sliding doors. The kitchen/breakfast room offers lovely views of the garden and side access. There are three generous double bedrooms and a spacious family shower room, with plenty of storage throughout, including loft access.

The rear garden features a paved patio leading to a lawn area bordered by mature plants, with access to the front of the property from both sides. The double garage provides ample space for parking or additional storage.

This home, offered chain-free and vacant, presents a fantastic opportunity for buyers looking to extend and improve, subject to the necessary planning permissions.

Surrenden Crescent is adjacent to the highly desirable Surrenden Road, considered one of Brighton's prime locations. Nearby Preston Park station on Clermont Road offers fast commuter links to London. Bus routes from Surrenden Road provide convenient access to the vibrant city centre, seafront, and promenade. Excellent schools catering to all age groups are located nearby on the Surrenden campus. Don't miss this opportunity to make it your own!

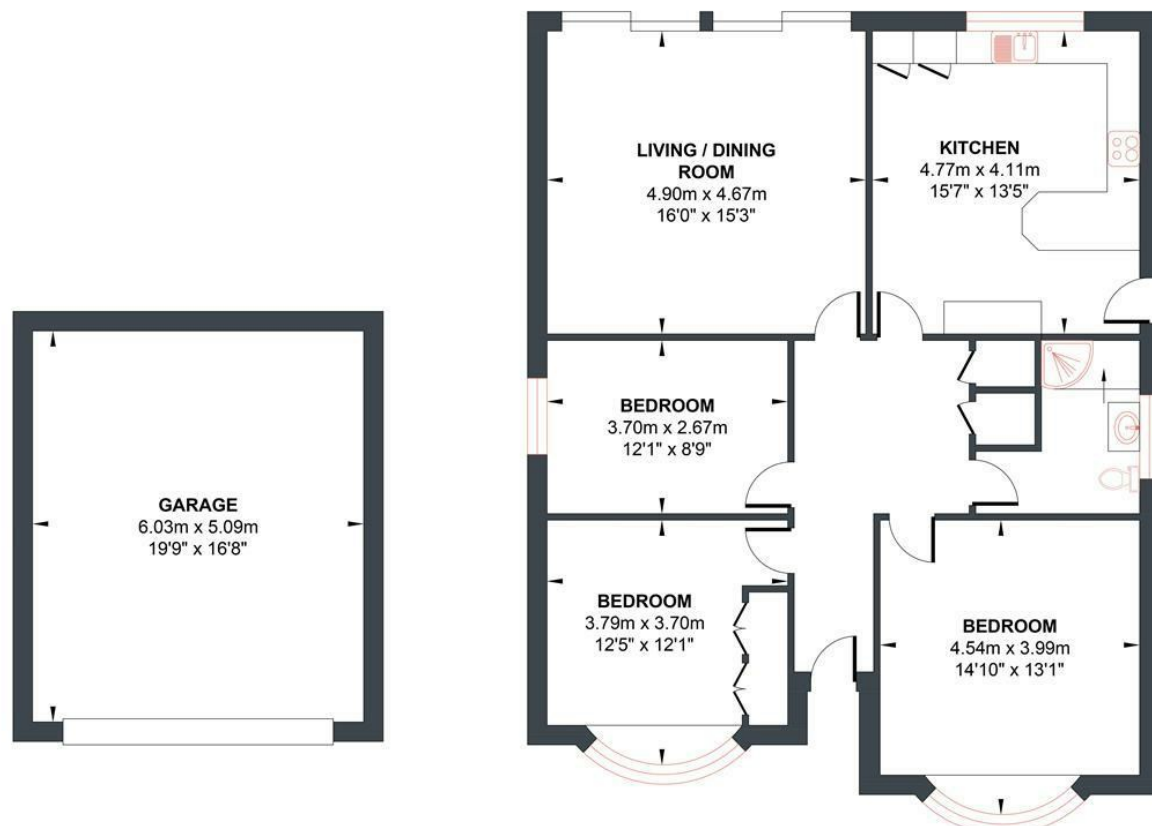


- Detached House
- Double Garage
- Kitchen Breakfast Room
- Private Front & Rear Gardens
- Short Walk To Preston Park Train Station
- 3 Double Bedrooms
- Spacious Living Room
- Shower Room
- Wide Tree Lined Road
- Close To Fiveway Shops

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		
		84
	32	
England & Wales		EU Directive 2002/91/EC

SURRENDEN CRESCENT

Approx. Gross Internal Floor Area (Including Garage) = 132.14 sq m / 1422.33 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
 330.34 sq ft
 (30.69 sq m)

Approximate Floor Area
 1091.99 sq ft
 (101.45 sq m)

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

