

# 58 Surrenden Crescent

Brighton, BN1 6WF

**Offers in the region of £1,750,000**

Nestled in the prestigious Surrenden Crescent, this magnificent five-bedroom detached family home spans over 3,500 sq. ft., offering a perfect balance of space, luxury, and practicality. Just a short walk from Preston Park mainline station, Surrenden Park, and Preston Park itself, the location is ideal for families and commuters alike.



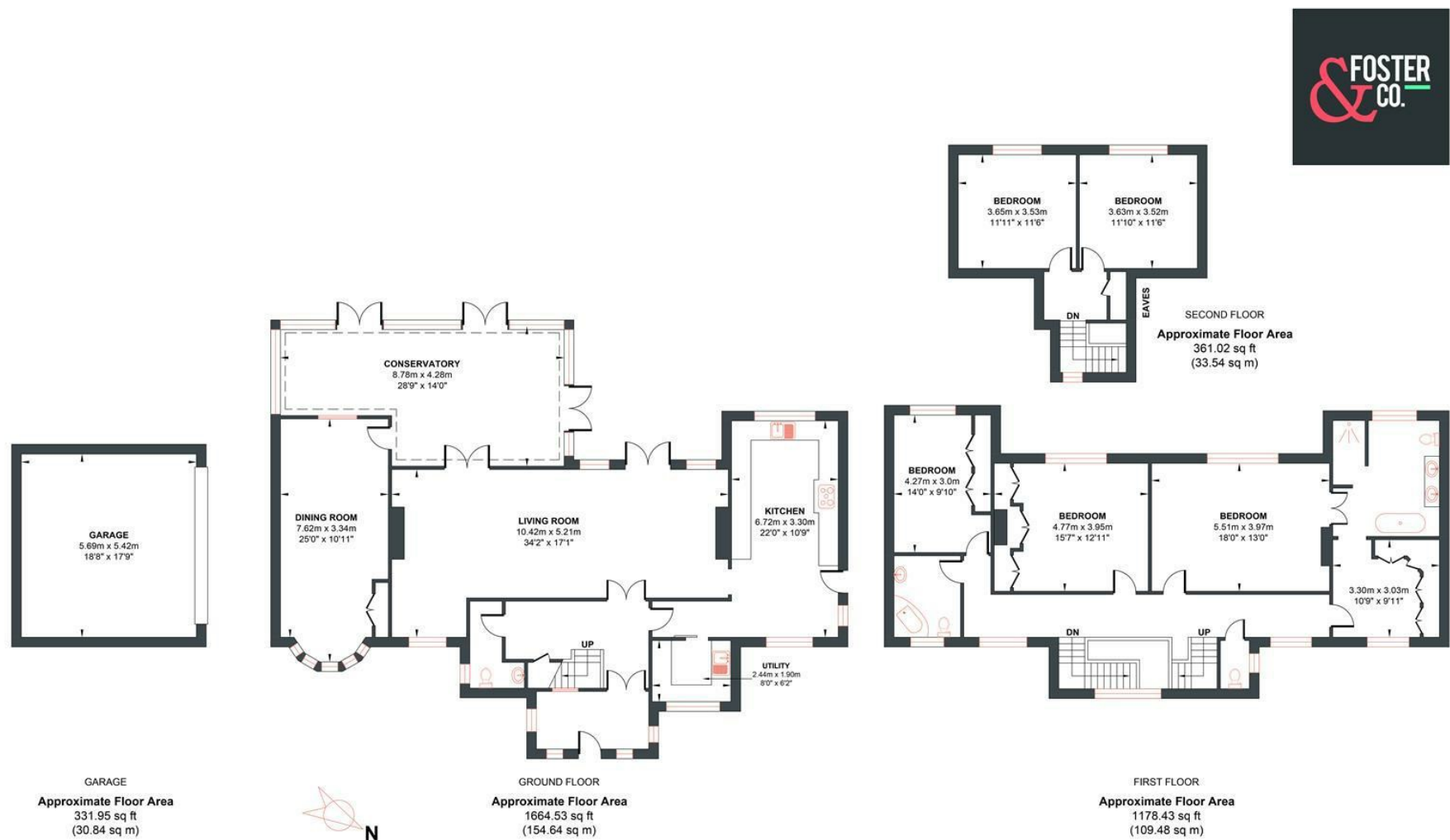
- Detached 5 Bedroom House
- Desirable Surrenden Area
- Over 3,535.93 sqft
- Gated Private Driveway
- Walking Distance To Preston Park Train Station
- Double Garage
- Wrap around garden with mature trees
- Three Reception Rooms
- Separate Utility Room
- Two Bathrooms

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		
	63	77
England & Wales		EU Directive 2002/91/EC



## SURRENDEN CRESCENT

Approx. Gross Internal Floor Area 328.5 sq m / 3535.93 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



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