



32 Surrenden Crescent  
Brighton, BN1 6WF

Guide price £1,250,000

Step Inside

As you enter, an inviting entrance porch provides both practicality and character. The spacious inner hall leads to a front-facing formal dining room, featuring stripped wood flooring, a charming bow-fronted window overlooking the private front garden, a feature fireplace, and bespoke fitted cabinetry.

The 19ft south-facing living room is filled with natural light from the bay windows and double glass doors that open onto the garden. Retaining its original wood flooring, this elegant space is perfect for relaxing while enjoying stunning views of the mature rear garden.

The kitchen is well-designed with a range of fitted units, wooden worktops, and additional stone countertops. A large window provides picturesque garden views, and there's ample space for a breakfast table. A side door offers easy access to the garden, adding to the home's functionality.

Completing the ground floor is a convenient WC and a deep storage cupboard.

First Floor – Space and Comfort

The impressive dual-aspect principal bedroom stretches nearly 20ft, offering beautiful green views over the garden and a fitted shower for added convenience. The second bedroom, also dual-aspect, enjoys lovely garden views and a fitted sink, while two further spacious double bedrooms provide plenty of room for family or guests. The family bathroom, finished in a classic white suite, adds a touch of timeless elegance.

Potential to Expand

A large loft offers an exciting opportunity for conversion (STPP), providing additional space to tailor the home to your needs.

Stunning South-Facing Garden

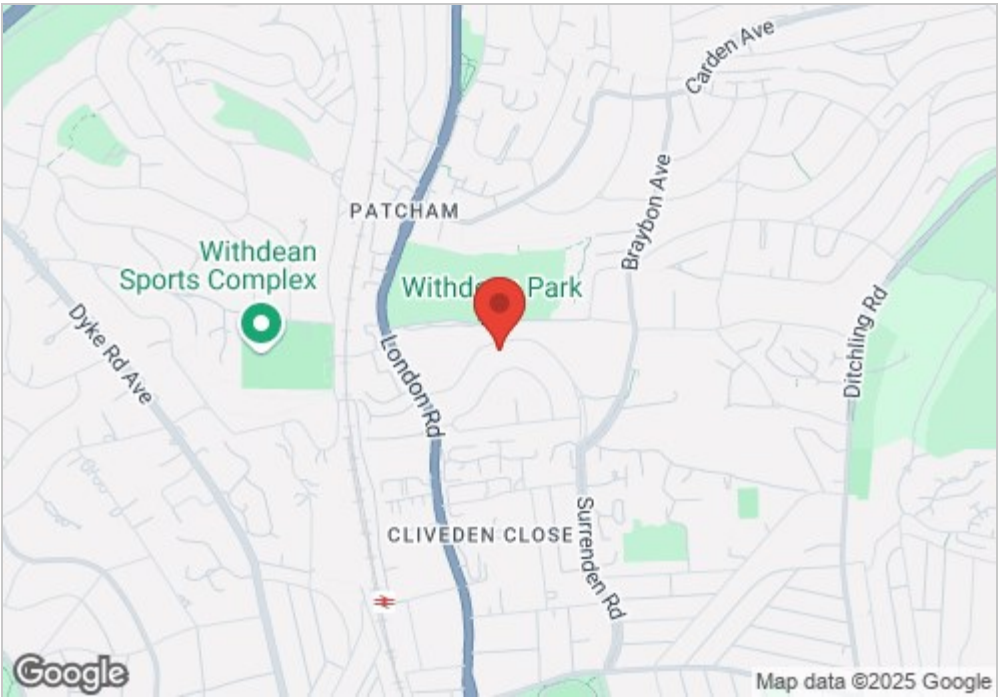
A true suntrap, the beautifully landscaped rear garden enjoys sunlight all day long. A raised decked area is perfect for alfresco dining, while the lawned area offers plenty of space for children to play. The garden is lined with mature borders, featuring apple, pear, and fig trees, along with three grapevines, creating a peaceful outdoor retreat.

Private Driveway & Garage

At the front, a charming, mature garden enhances the property's kerb appeal. The private driveway provides off-road parking for up to three vehicles and leads to a secure garage, ensuring ample storage and parking options.

A Home to Cherish

Whether you're looking for a spacious family home to create lasting memories or a stylish space to entertain, this property ticks all the boxes. Don't miss out—contact us today to arrange a viewing and experience the lifestyle this exceptional home has to offer!

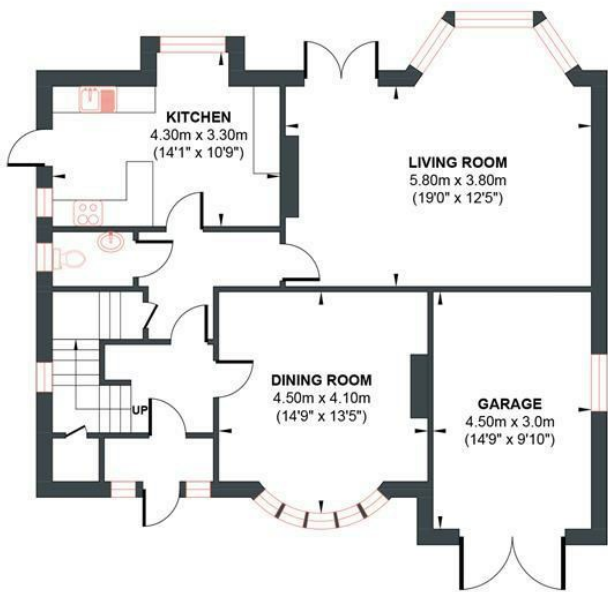


- Substantial detached family home
- Separate bay fronted dining room
- Delightful Southerly facing lawned rear garden
- Traditional style fitted kitchen breakfast room
- Large front garden
- Four first floor double bedrooms
- Ground floor cloakroom
- Spacious Southerly facing living room
- Private driveway leading to an integral garage
- Potential To Extend & Walking Distance to train station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

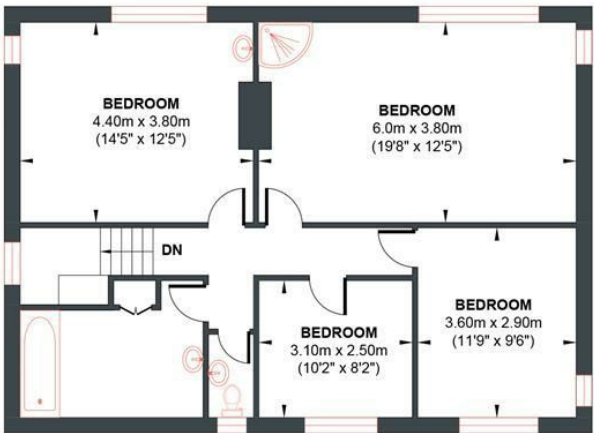
SURRENDEN CRESCENT

Approx. Gross Internal Floor Area (Including Garage) 162.25 sq m / 1746.44 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
893.40 sq ft  
(83.50 sq m)



FIRST FLOOR

Approximate Floor Area  
847.65 sq ft  
(78.75 sq m)

Foster & Co and their clients give notice that:  
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

