





61 Surrenden Road  
Brighton, BN1 6PQ

Guide price £1,950,000

A particularly attractive and most substantial (3555.72sq ft) detached Edwardian residence of considerable character together with a huge mature rear garden and a sizeable separate garage/workshop, with south westerly aspect enjoying fine elevated far reaching views across the surrounding area in this highly regarded residential setting.



- Substantial & imposing detached Edwardian home
- Considerable character
- Great versatility and flexibility with work from home/home and income options
- Huge south/westerly aspect rear garden
- Must be viewed-rare opportunity
- Highly sought after residential setting, close schools and station
- Exceptionally spacious and expansive living accommodation over 4 floors
- Stunning far reaching elevated views
- Large detached garage/workshop

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	



## SURRENDEN ROAD

Approx. Gross Internal Floor Area (Excluding Garage) 330.34 sq m / 3555.72 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

