



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.

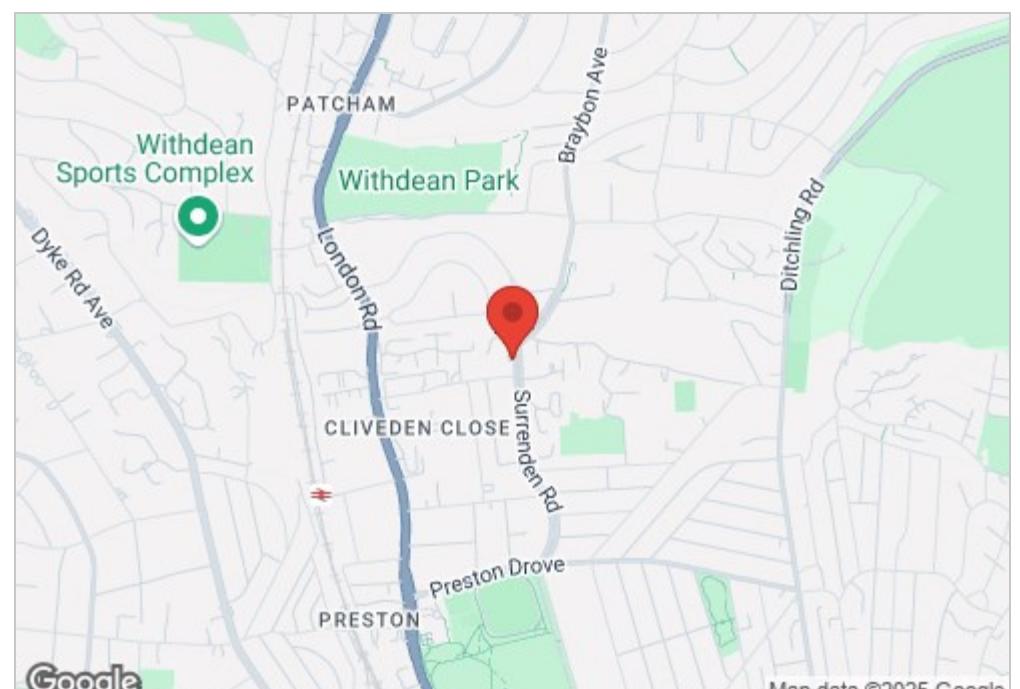


- Substantial & imposing detached Edwardian home
- Considerable character
- Great versatility and flexibility with work from home/home and income options
- Huge south/westerly aspect rear garden
- Must be viewed-rare opportunity
- Highly sought after residential setting, close schools and station
- Exceptionally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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(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 purposes only, measurements are approximate, not to scale.



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All measurements are approximate

