

29 Surrenden Crescent

Brighton, BN1 6WE

Guide price £1,100,000

Charming Detached House with Original Features.

Nestled in the highly sought-after Surrenden Crescent, this charming detached house boasts a wealth of original features, including fireplaces and panelled walls. While in need of modernisation, the property's potential shines through its unique character and spacious layout.

Upon entering, you are greeted by a spacious, open entrance hall with a WC. The ground floor offers ample living space with a sitting room, drawing room, lounge, and a kitchen/diner accompanied by a separate utility room. An annex area at the rear of the property includes a workshop, shower room, and separate access to the upstairs accommodation.

The first floor features five generously sized double bedrooms, including a main bedroom with an en-suite bathroom. A large family bathroom and an expansive landing area complete this floor.

Outside, the property offers ample off-street parking on the driveway and a double garage. The large rear garden is mainly laid to lawn, providing a perfect space for outdoor activities and relaxation.

Adding to its appeal, the property has approved planning permission (BH2023/03005) to be transformed into a substantial modern 5-bedroom detached house with a swimming pool, offering an exciting opportunity for further enhancement.

Positioned in the desirable Surrenden Crescent, this property enjoys close proximity to local green spaces and excellent transport links. It's just a short walk or drive to the vibrant amenities of the coastal city, with the A23 and mainline station providing fast access to Gatwick and London. Highly regarded schools, including Balfour Primary, Vardean, Dorothy Stringer, and Cardinal Newman Secondary Schools, are also nearby.



FOSTER
CO.

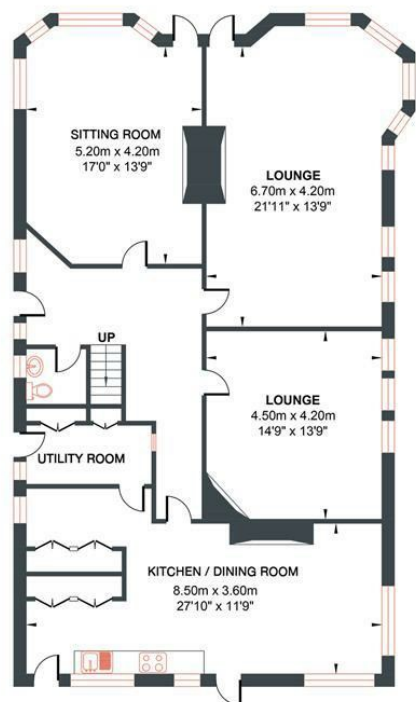
- Planning Permission: BH2023/03005
- 5 Bedrooms
- Double Garage
- Substantial Plot
- Annexe Potential
- In Need Of Modernisation
- Large Private Front Drive
- Large Lawned Rear Garden
- Three Separate Reception Rooms
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



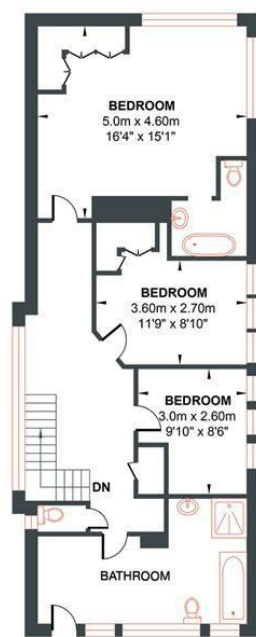
SURRENDEN CRESCENT

Approximate Gross Internal Area = 287.07 sq m / 3089.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



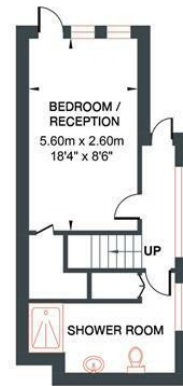
GROUND FLOOR

Approximate Floor Area
1408.88 sq ft
(130.89 sq m)



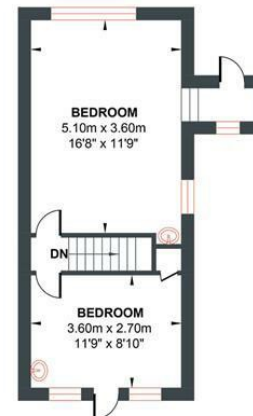
FIRST FLOOR

Approximate Floor Area
783.93 sq ft
(72.83 sq m)



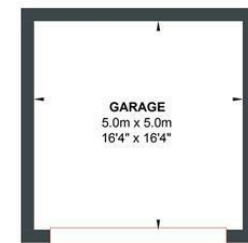
GROUND FLOOR

Approximate Floor Area
272.11 sq ft
(25.28 sq m)



FIRST FLOOR

Approximate Floor Area
355.96 sq ft
(33.07 sq m)



GARAGE

Approximate Floor Area
269.09 sq ft
(25.0 sq m)

