



Surrenden Crescent, Brighton

A stunning 5 bedroom detached and gated property with a Westerly facing garden in the sought after Surrenden area of Brighton



Location

This truly delightful and entirely unique five-bedroom detached family home which sits in one of the city's most prestigious enclaves on a sweeping tree-lined road in the highly desired Surrenden Crescent in Brighton. Offering a gated entrance with off street parking, garage and approx. 3,918 square feet of accommodation.

This property is ideally located within catchment for some of the highest achieving schools and colleges in the city, both state and private, and transport links by train or car are excellent. It is incredibly well-connected to the social and cultural centres of both Brighton and Hove, with the beach and city centre shops accessible in just 10-minutes by car. For commuters, Preston Park Station is a 15-minute walk or the A23/A27 are accessible in minutes. The South Downs National Park can be reached within a short distance, and there are several beautiful parks nearby, Withdean Park which covers 38 acres of open space which has been carefully laid out with ornamental shrubs and flowers and also boasts a famous lilac collection. The area is very popular with walkers all year round. Hollingbury Golf Course & Hillfort, Wild Park Local Nature Reserve, Blakers Park & Preston Park with its 60+ acres including eight tennis courts, three bowling greens, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging is



also close by. With so many exceptional qualities, this beautiful home is a highly attractive and exciting prospect for any growing family wishing to live in luxury between the countryside and the coast.

About the house

This is a fabulous, impressive and beautifully presented detached five bedroom home situated in one of Brighton's premier residential locations. The accommodation comprises: a lovely large living room opening to a conservatory, large dining room for entertaining, fitted kitchen and utility room to the ground floor. To the first floor there are three double bedrooms, a

family bathroom and a fabulous master bedroom suite comprising ensuite bathroom and dressing room. To the second floor there is a further double bedroom and a study/bedroom. Outside there is a lovely, well stocked rear garden having a favoured westerly aspect. The is a gated private driveway to the front leading to a double garage. The house is situated in one of Brighton's most sought after locations with easy reach of Preston Park mainline station, good local schools of all ages, local parks, golf course and the A23/A27 providing quick links to London and Gatwick.



Schools

Primary: St Bernadette's Catholic Primary School - 0.4 miles, Balfour Primary School - 0.5 miles, Patcham Infant School - 0.6 miles, Patcham Junior School - 0.8 miles, Westdene Primary School - 0.9 miles, Hertford Infant School - 0.9 miles, Stanford Infant School - 1.0 miles, Stanford Junior School - 1.1 miles, Hertford Junior School - 1.1 miles, Downs Junior School - 1.1 miles, Downs Infant School - 1.2 miles.

Secondary: Dorothy Stringer School - 0.3 miles, Varndean School - 0.5 miles, Varndean College - 0.5 miles, Downs View Link College - 0.5 miles, Patcham High School - 0.7 miles, Cardinal Newman Catholic School - 1.2 miles, BHASVIC College - 2.1 miles.

Train Stations

Preston Park Station - 0.6 miles

London Road Station - 1.2 miles

Brighton Mainline Station - 2.0 miles

Amenities

Patcham Village - 0.6 miles

Preston Drove Shopping Parade - 0.8 miles

Sainsbury's Local (Preston Road) - 0.9 miles

Fiveways Shopping Parade - 1.2 miles

Tesco Express (The Droveaway) - 1.6 miles

Preston Circus/London Road Shopping - 1.8 miles

Seven Dials Shopping Parade - 1.9 miles

Sainsbury's Superstore (Lewes Road) - 2.1 miles

M&S Food Hall (Hollingbury) - 2.1 miles

Pavilion Retail Park (Lewes Road) - 2.2 miles

Asda Superstore (Hollingbury) - 2.4 miles

Brighton City Centre - 3.1 miles

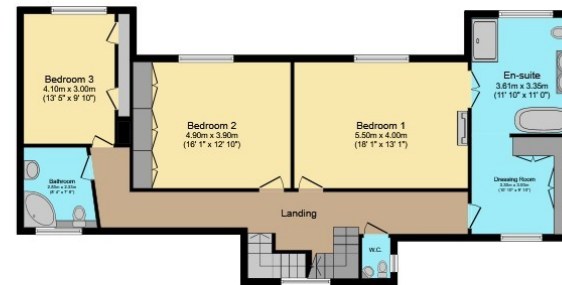
Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive

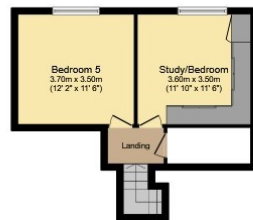




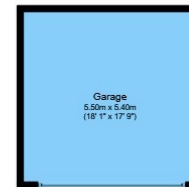
Ground Floor



First Floor



Second Floor



Garage



Total floor area 364.0 m² (3,918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to Surrenden Crescent, Brighton

Fox & Sons are excited to bring to the market this fabulous and impressive, beautifully presented detached five bedroom home with westerly rear garden and private gated driveway situated in one of Brighton's premier residential locations.

£1,950,000

- DETACHED 5 BEDROOM FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE & DRESSING ROOM
- WESTERLY FACING REAR GARDEN
- ELECTRIC GATED DRIVEWAY LEADING TO DOUBLE GARAGE

Tenure: Freehold

EPC Rating: G



To find out more information or to arrange a viewing call

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