



Surrenden Park, Brighton, BN1 6XA

welcome to

Surrenden Park, Brighton

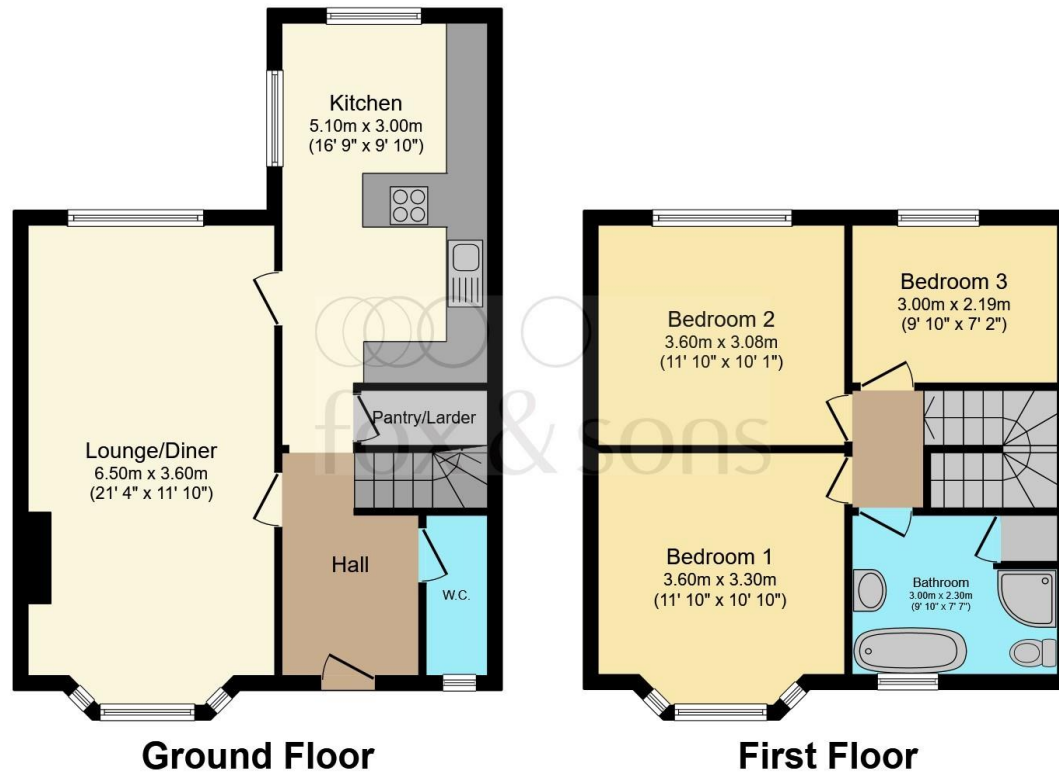
This is a beautifully presented house having been extended and extensively refitted to provide an elegant contemporary house situated in this sought after residential location with panoramic views to the sea. Contemporary living at its best. Viewing Essential



This is a beautifully presented house having been extended and extensively refitted to provide an elegant contemporary house situated in this sought after residential location between Surrenden Road and Ditchling Road with panoramic views to the sea and positioned in a very tranquil location. The house further comprises: lounge/dining room, fabulous extended and refitted fitted with doors opening from the rear of the dining room and the kitchen to the rear garden, cloakroom, three bedrooms, refitted bathroom, leafy and tranquil rear garden with far reaching southerly views of the sea and wind farm, rear access and a garage approached from the road to the rear and one off street parking space (with potential to make additional spaces).

The garden is an enclosed outdoor dining area with matching flooring to kitchen and sea views; steps to lower-level full width patio with leafy aspect and sea views; further steps to patio 3 (potential space for home office/studio/shed) and further garden beyond to off street parking.

Situated within reach of local schools, local shops at Fiveways, Hollingbury Park with its golf course, downland walks and Preston Park station. Viewing Essential.



Total floor area 97.4 m² (1,048 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

Location

Surrenden Park is situated in a highly desirable residential location which runs between Ditchling Road and Surrenden Road and is conveniently positioned for access to both the A23 and A27 making this an ideal home for commuters. Local shops can be found nearby in Woodbourne Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park.

There are several local schools in the area which cater for all age groups. Hollingbury Golf Course & Hillfort, Wild Park Local Nature Reserve, Blakers Park & Preston Park are all accessible from this lovely family home. Local bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton city centre.

Key Information

Schools

Primary: Balfour Primary School - 0.3 miles, Hertford Infant School - 0.6 miles, Patcham Infant School - 0.7 miles, St Bernadette's Catholic Primary School - 0.7 miles, Hertford Junior School - 0.7 miles, Patcham Junior School - 0.8 miles, Carden Nursery & Primary School - 0.8 miles, Downs Junior School - 0.9 miles, Downs Infant School - 1.0 miles, Stanford Junior School - 1.2 miles, Stanford Infant School - 1.2 miles.

Secondary: Varndean School - 0.1 miles, Dorothy Stringer School - 0.4 miles, Varndean College - 0.6 miles, Downs View Link College - 0.7 miles, Patcham High School - 0.7 miles, Cardinal Newman Catholic School - 1.4 miles, BHASVIC College - 2.0 miles.

Train Stations

Preston Park Station - 0.9 miles
London Road Station - 1.1 miles
Brighton Mainline Station - 1.9 miles

Amenities

Woodbourne Avenue Shopping Parade - 0.5 miles
Fiveways Shopping Parade - 0.7 miles
Wilmington Parade Shopping - 0.8 miles
Sainsbury's Local (Carden Avenue) - 1.2 miles
Marks & Spencer Simply Food store - 1.5 miles
Patcham Village - 1.6 miles
Asda Superstore (Hollingbury) - 1.7 miles
Pavilion Retail Park (Lewes Road) - 1.7 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

welcome to

Surrenden Park, Brighton

- This is a beautifully presented Georgian style house with panoramic views to the sea
- Fabulous extended contemporary kitchen with doors opening to the rear patio
- Through living room
- Three bedrooms
- Lovely bathroom and ground floor cloakroom
- Landscaped rear garden with south westerly aspect and rear aspect
- GARAGE
- Lovely residential location off Ditchling Road close to downland walks and schools

Tenure: Freehold EPC Rating: C

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106348



Property Ref:
PRP106348 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk