



72 Surrenden Park, Brighton, BN1 6XA

**BEAUMONTS**  
ESTATE AGENTS





## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** Spacious Entrance Hall \* Cloak Room \* Superb Living Room with wood burning stove and Patio doors to garden \* Luxury fitted Kitchen/ Breakfast Room \* Walk in Pantry.

**First Floor:** Spacious Landing \* Three Double Bedrooms \* Spacious modern Bathroom with walk in shower.

**Outside:** Front Garden with lawn, the South facing rear garden with lovely Patio with views over the City to the sea, stone paved terrace, established shrubs and rear access.

**Garage:** with own driveway, up and over electric shutter door.

### ***Gas Central Heating & Double Glazing***

This superb property forms part of this very attractive small development of Georgian style houses built in the 1960's and is of brick under a new roof, with the large windows giving all the rooms a light and airy feel with beautiful views over the City from the rear. The property has been extended, refurbished to a very high standard by the current owner and is offered in superb decorative order throughout. The luxury kitchen breakfast room is fitted with a full range of integrated Siemens appliances, stone worktops, under floor heating and pelmet lighting. From both the Kitchen and Living Room are patio doors to the tiled sun terrace offering considerable privacy and lovely views.





The property is situated in this highly sought after residential area within walking distance of excellent schools for children of all age groups. There are also excellent local shopping available nearby at Fiveways and with the Asda supermarket, Marks & Spencer Food Hall all within easy reach. There is a regular bus service available on Ditchling Road and Preston Park mainline railway station is approximately 1 mile distant. Brighton City Centre and seafront being approximately 2 miles distant. Hollingbury Golf course is ½ a mile away and Withdean Sports Stadium with its running track, squash courts and gymnasium is approximately 1 mile distant. Brighton Marina with its Cinemas, Casino and Bowling Alley is approx. 4 miles distant.

### Local Information

Downs Junior School	0.9 miles
Vardean School	0.2 miles
Dorothy Stringer High School	0.8 miles
Vardean College	0.5 miles
Cardinal Newman School	1.9 miles

Preston Park Station	1.3 miles
London Road Station	1.3 miles
Brighton Mainline Station	1.8 miles

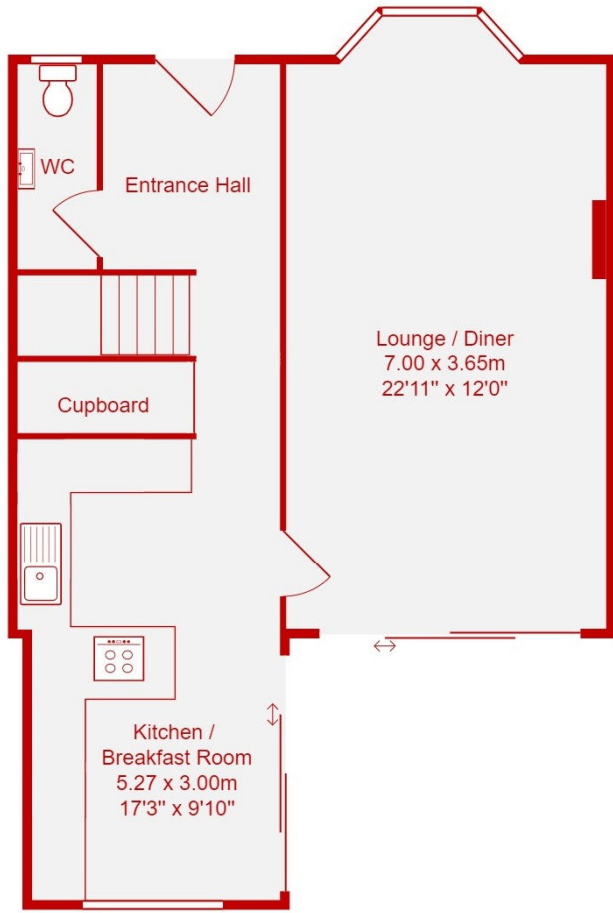
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles

*All distances approximate*

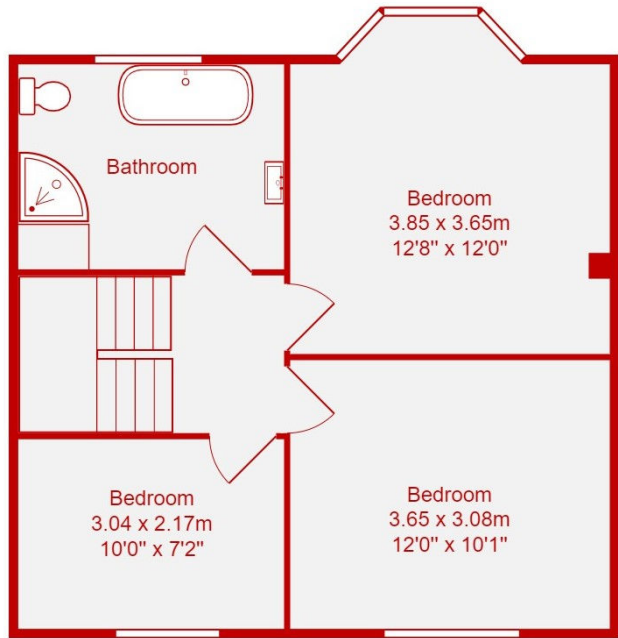
Council Tax Band E







**Ground Floor**  
Area: 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>



**First Floor**  
Area: 45.0 m<sup>2</sup> ... 485 ft<sup>2</sup>

**Total Area: 99.0 m<sup>2</sup> ... 1066 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
01273 550881  
www.beaumontsresidential.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	84 B

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.