



161 Surrenden Road, Brighton, BN1 6NN

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Enclosed Entrance Vestibule * Oak panelled Entrance Hall * Cloakroom * Lounge * Living Room * Superb Fitted Kitchen/Dining Room with French doors to garden * Open Plan Living Area * Study *

First Floor: Galleried Landing * Four Bedrooms * Family Bathroom with shower *

Outside: Beautifully presented front garden * Sunny mainly lawned rear garden with good size patio area *

Gas fired central heating & Double Glazing

This impressive well-appointed detached family house is set back from the road and offers light and airy accommodation arranged over two floors. The property still retains many fine features and enjoys superb views over Varndean College playing fields and towards the sea. This beautiful property has a lovely wood panelled hall and attractive fireplaces in both the lounge and living room. The lovely kitchen has integrated appliances, ample storage and worktops. On the first floor is the spacious galleried landing together with four bedrooms with three being large doubles and the family bathroom. To the front of the property is a truly delightful garden being well stocked with a wide variety of flowers and shrubs. The lovely level rear garden having a large paved patio area together with the lawn, flower and shrub borders and offering considerable privacy. Car hardstand.



The property is situated in this highly sought after tree lined residential road and is within walking distance of excellent schools for children of all age groups. There is also a fine range of excellent local shopping available nearby at Fiveways including a Greengrocer, Bakery, Butcher, Deli, Co-op and Post Office. Also within easy reach is the Asda supermarket, Marks & Spencer Food Hall. There is a regular bus service available on Ditchling Road and Surrenden Road. Mainline railway station is approximately 1.9 miles 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. four miles distant.

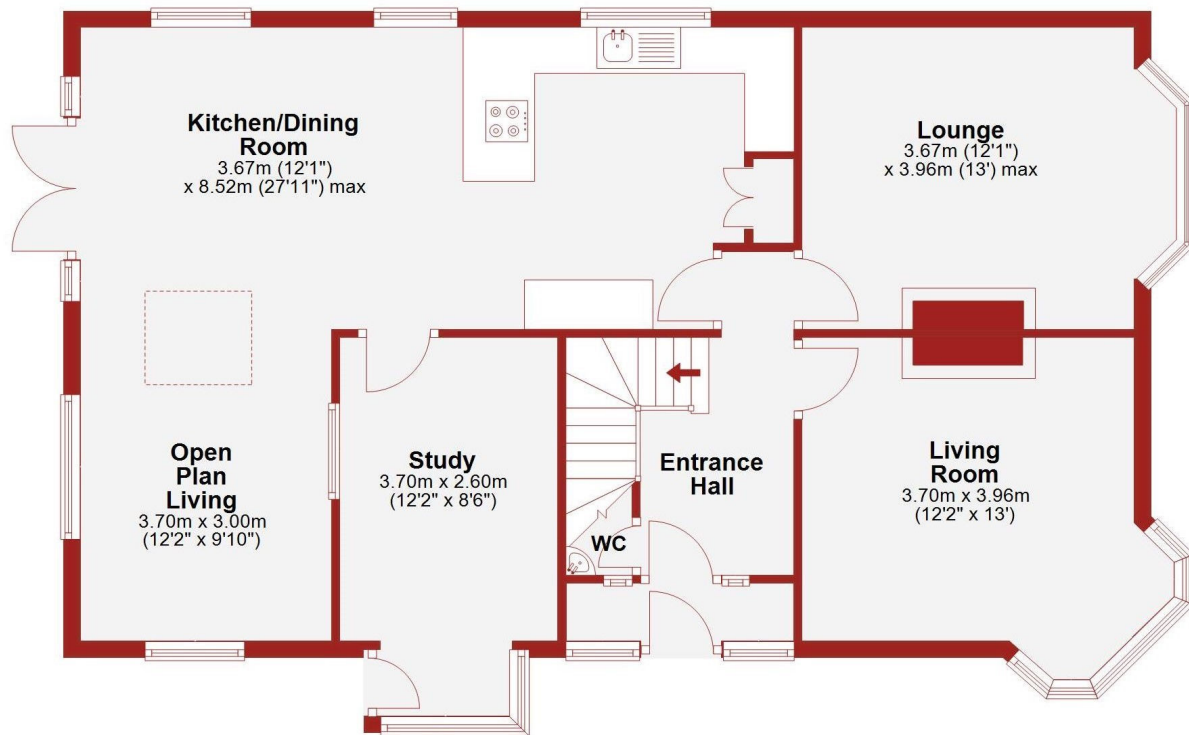
Local Information

Shopping at London Rd	1.8 miles
The Lanes	2.5 miles
Preston Park	1.4 miles
Varndean Schools Complex	0.1 miles
London Road Station	1.3 miles
Brighton Mainline Station	1.9 miles

All approximate walking distances

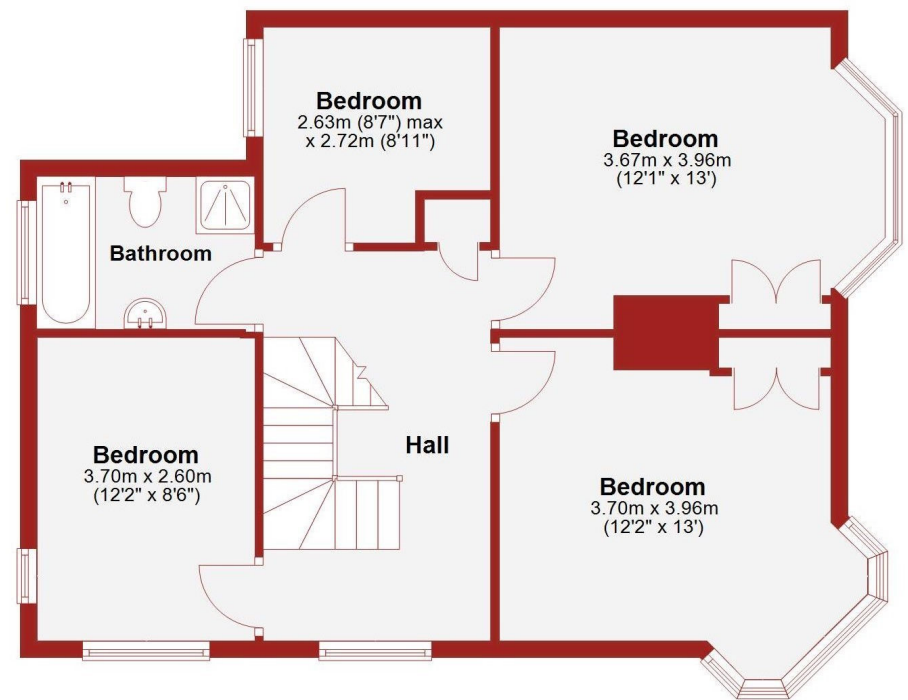
Council Tax Band F
Parking Zone 10





Ground Floor

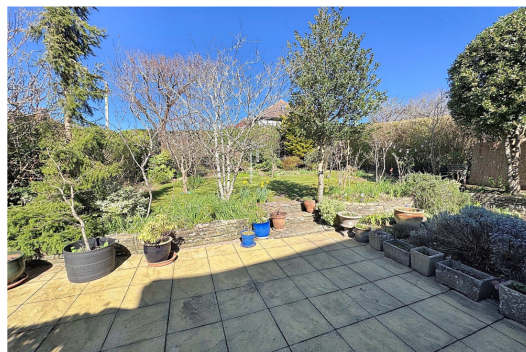
Approx. 96.6 sq. metres (1040.3 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.4 sq. feet)

Total area: approx. 163.8 sq. metres (1763.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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www.beaumontsresidential.co.uk



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.