



Surrenden Road, BN1

Guide Price £1,100,000-£1,200,000

INTRODUCING

Surrenden Road, BN1

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | 3231 Sq Ft | Full planning permission granted | Extensive Gardens & Conservatory

Coming to the market for the first time in over 50 years, this substantial three / four-bedroom detached house occupies an unusually large plot and offers 3,345 sq ft (310.8 sq m) of bright, flexible accommodation, a double garage and outstanding potential for enhancement or redevelopment.

Importantly, full planning permission has already been granted for a luxury new home, with the approved architectural plans included within the listing, offering buyers an exceptional opportunity to move forward immediately with a high-quality redevelopment should they wish.

Originally built in the 1920s and thoughtfully extended in the 1970s, the house blends generous proportions with cherished period details, including striking Art Deco fireplaces, both open and retained in the front reception rooms. The result is a comfortable yet inspiring home, ready for sensitive updating or ambitious reimaging.

At the front of the house, panoramic views sweep across the leafy playing fields of Varndean College, stretching over the city to the sea beyond. To the rear, the house opens fully to its gardens, where a day room, principal ensuite bedroom and an expansive living room with conservatory all enjoy direct access to sun terraces and a large, level lawn.

This is a genuinely rare opportunity to update, extend, remodel or redevelop on a substantial plot, with the considerable advantage that full planning permission for a luxury new dwelling is already in place, removing uncertainty and delay. The approved plans are included within the listing for ease of reference.

Equally, the existing house is entirely comfortable as it stands, allowing time to plan thoughtfully or to proceed immediately with a development project. The flexibility of this offering will appeal to families, professionals and investors alike, whether seeking a long-term home or a premium redevelopment opportunity in one of Brighton & Hove's most sought-after neighbourhoods.





ASTON
VAUGHAN



Positioned at the front of the house, the reception/study and reception/guest room both enjoy uninterrupted views and exceptional natural light. Measuring 5.22m x 4.14m (17'2 x 13'7), the left-hand reception features a beautiful open fireplace and would work equally well as a guest bedroom, allowing privacy and independence.

Opposite, the elegant dining room is of similar proportions, with its own decorative Art Deco fireplace. With its inspiring outlook, it also lends itself perfectly to use as a generous home office or shared workspace.

Set quietly at the rear, the day room is completely private, with a full wall of glazing opening onto a sun-lit, illuminated terrace and the garden beyond.

Opposite, the kitchen/breakfast room is bright, welcoming and well planned, balancing practicality with warmth. There is ample space for a family table, as well as a breakfast bar ideal for informal entertaining. The kitchen is fitted with sturdy cabinetry, generous work surfaces and an integrated dishwasher, with plumbing in place for a washer-dryer. The Rangemaster Toledo touch-induction range may remain, making this a true cook's kitchen.



The impressive living room, measuring 8.22m x 5.74m (27'0 x 18'10), offers rare seclusion and versatility. Designed to be light and airy in summer yet cosy in winter, it opens westward onto a paved, illuminated terrace — perfect for outdoor dining or evening drinks.

At the far end, French doors lead into a large, vaulted conservatory, itself a generous additional living space with direct garden access.

A peaceful and private sanctuary, the principal bedroom suite is discreetly positioned and not overlooked. Opening directly onto the garden, it features stylish fitted wardrobes and a spacious en-suite bathroom with a sunken bath, separate walk-in shower and twin basins. Ready to enjoy as it is, it also offers scope for personalisation.

A striking 1970s open-tread staircase with wrought-iron balustrades leads to the first floor. The long landing includes two deep cupboards, backed by extensive attic storage.

Upstairs are two generous double bedrooms, both enjoying abundant sunlight, character and storage, along with far-reaching views towards the sea. A charmingly retro family bathroom provides a bath with shower attachment, shaving point and natural light, complemented by a separate w.c. with a space-saving sliding door.

In addition, an attic room spanning 8.09m x 5.42m (26'7 x 17'9) sits adjacent to a flat roof and offers exciting potential for conversion or redesign (stnc).

The front garden features a welcoming lawn and established flower beds, with access to the double garage discreetly positioned behind the house and opening onto the rear patio.

To the rear, the garden is a tranquil oasis: landscaped terraces close to the house for dining and entertaining, leading to a vast, level lawn ideal for play or relaxation. Mature trees provide dappled shade, while fencing ensures privacy. A greenhouse is already in place, and with side access and generous proportions, there is intriguing potential to explore planning permission for an additional structure (stnc).

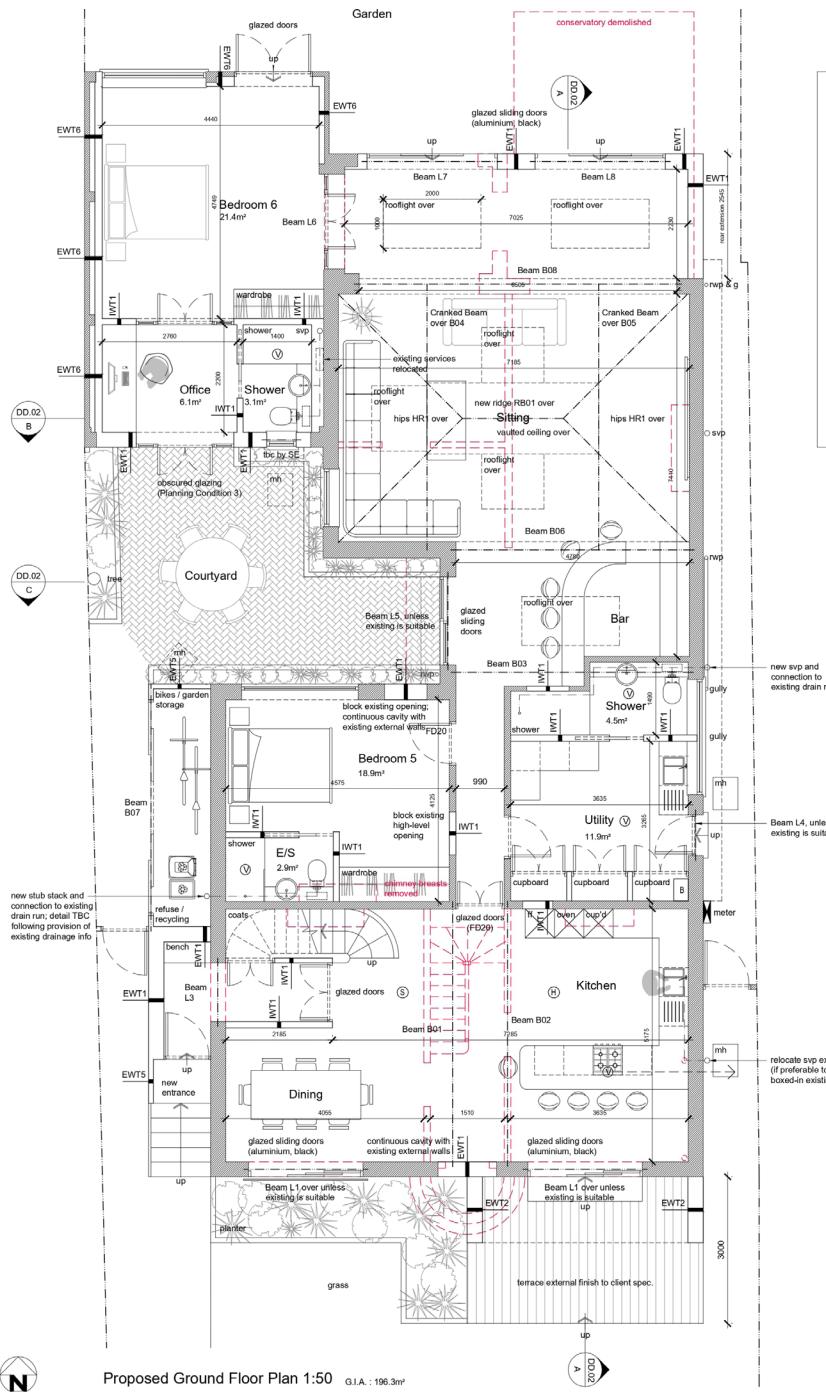
Set between Preston Park Village and the vibrant, al fresco lifestyle of Fiveways — both recognised in the Sunday Times Best Places to Live Guide — this prestigious location offers the best of city, coast and countryside.



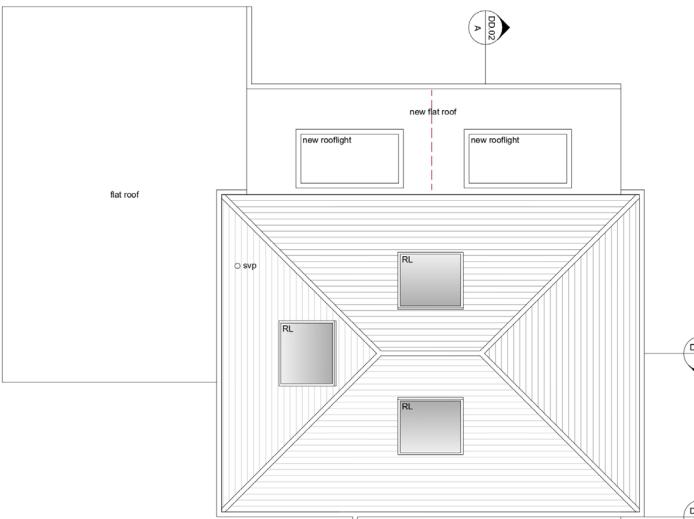




VAUGHAN



Proposed First Floor Plan 1:50 G.I.A. : 89.3m²



Existing Walls
Proposed Walls
Demolition
— New Structure



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architect
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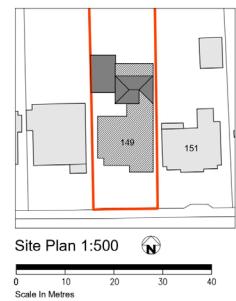
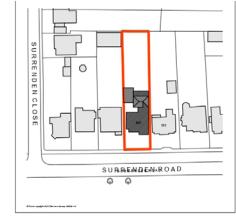
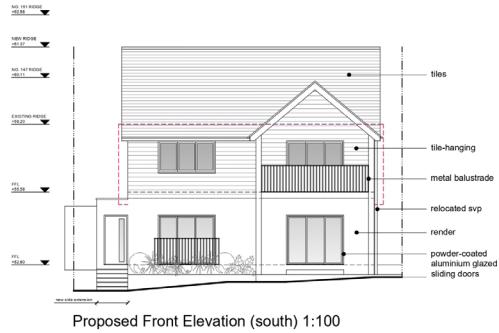
24.02.25
06.02.25
rev. date
comment
amendments

client Mr & Mrs Cockle
149 Surrenden Road,
Brighton,
East Sussex,
BN1 6ZA

ref. # 164.DD.01b
Proposed Ground, First
and Roof Plans
BUILDING REGULATION
scale 1:50 / 1:100 @ A1
date Jan' 2025
RIBA work stage E

Do not scale off drawing unless stated for Planning purposes.
Check all dimensions on site before work commences.
All plans are to be checked in accordance with current Building Regulations and C.O.P.s.
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PRELIMINARY



PRELIMINARY

**TIM DEACON,
architect**
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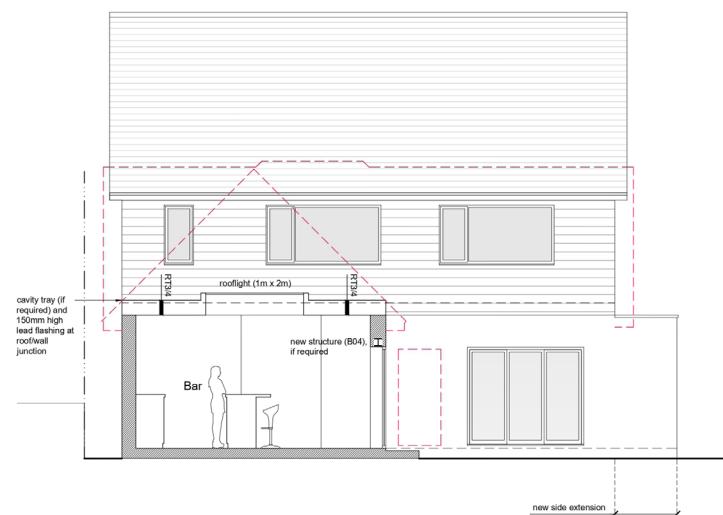
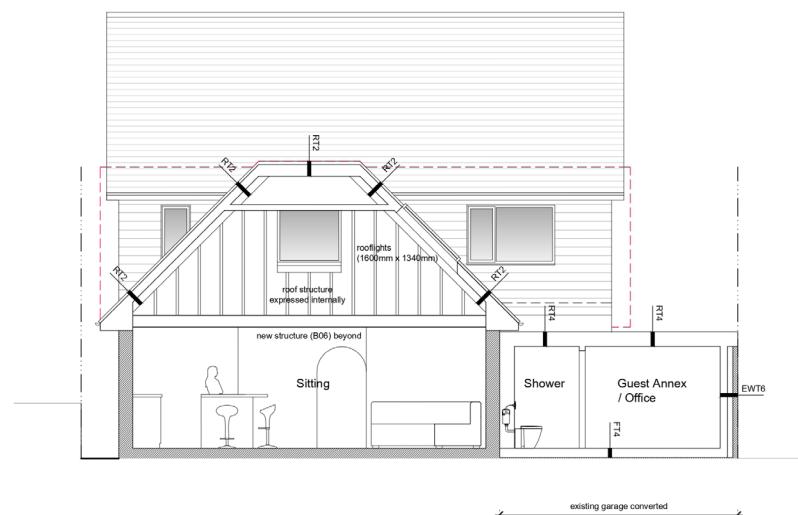
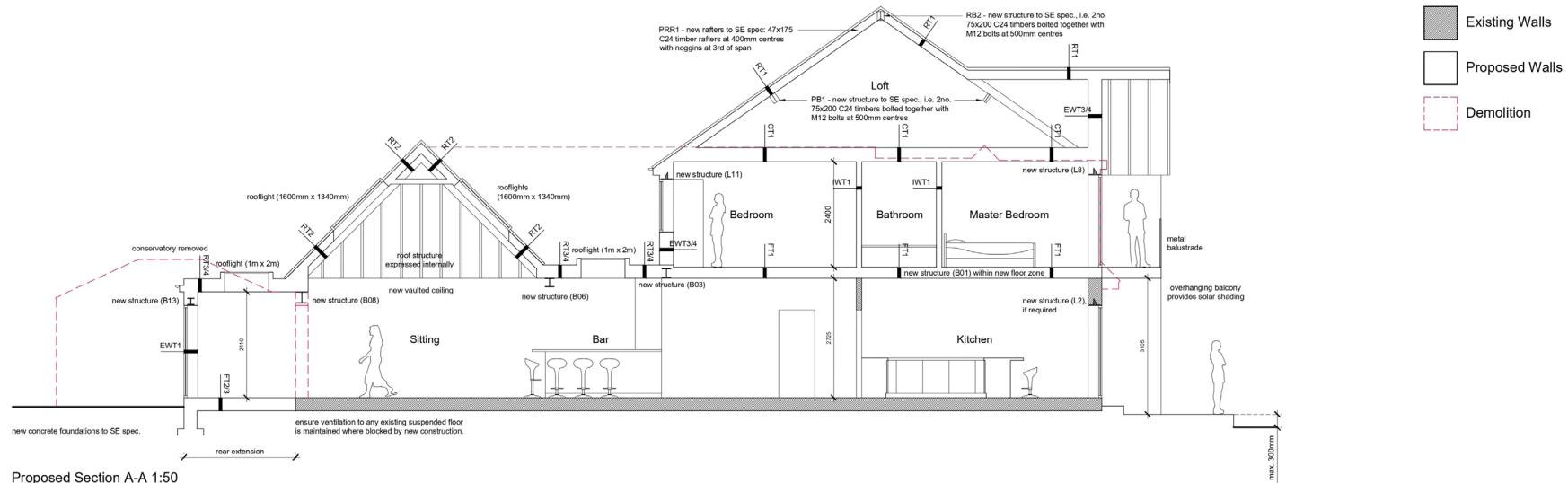
rev. date comment

client: Mr & Mrs Cockle
po: 149 Surrenden Road,
Brighton,
East Sussex,
BN1 6ZA

ref no: 164.DD.03
Proposed Elevations and
Location/Site Plans

scale: 1:100 @ A1 / 1:200 @ A3
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date: Jan' 2025 RIBA work stage: E



PRELIMINARY

TIM DEACON,
ARCHITECT
timdeacon.architect@gmail.com

b: 24.02.25
a: 06.02.25
rev. date
comment
amendments

client: Mr & Mrs Cockle
149 Surrenden Road,
Brighton,
East Sussex,
BN1 6ZA

job: 164.DD.02b
Proposed Sections A-A,
B-B and C-C

scale: 1:50 @ A1 / 1:100 @ A3
date: Jan' 2025
work stage: E

Do not use of planning application for planning purposes.
Check all dimensions on site before work commences.
In case of variance, submit to relevant and current building regulations BSL and COPs.
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Education:

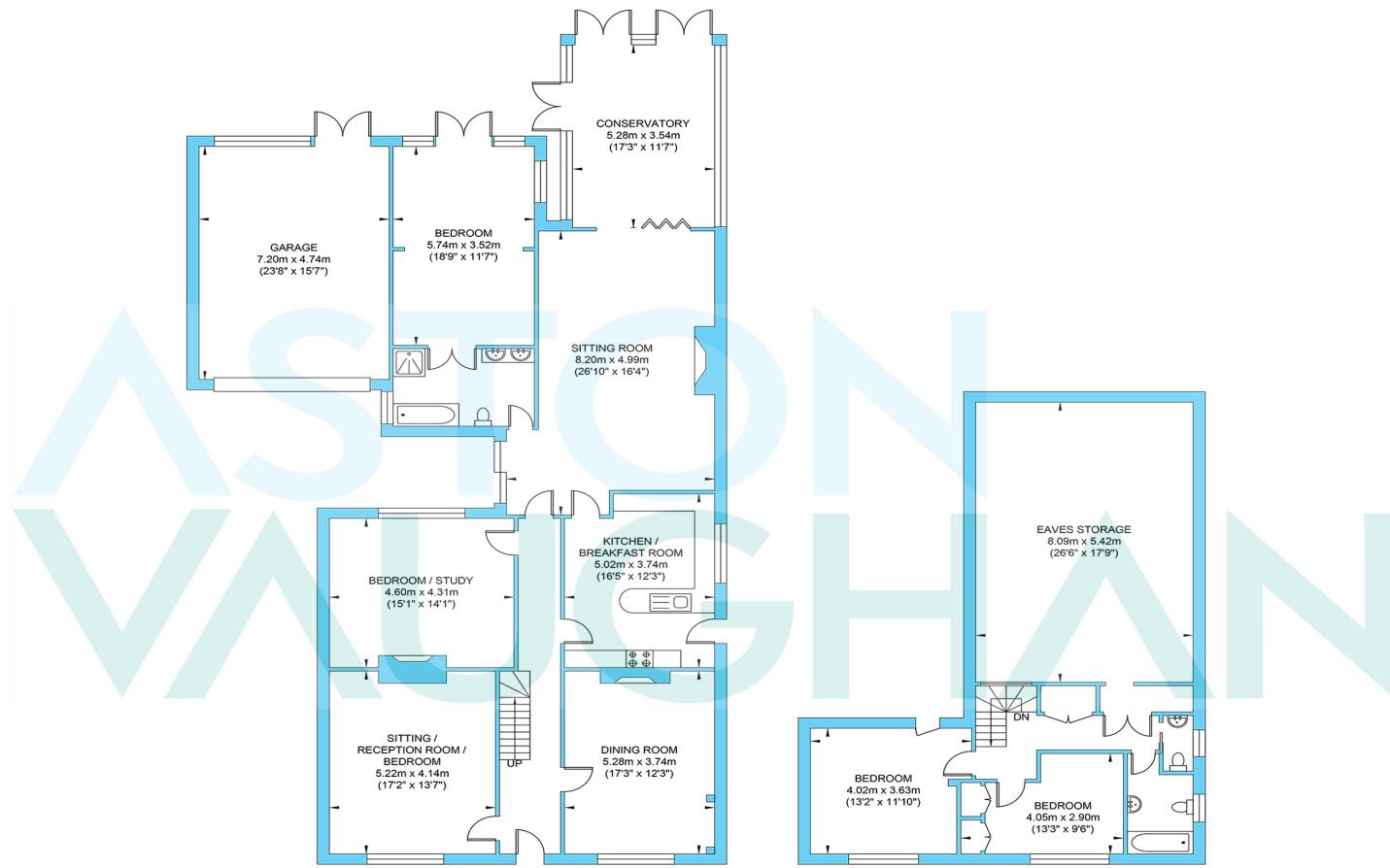
Primary Schools: Balfour Primary, Westdene Primary
Secondary Schools: Varndean, Dorothy Stringer, Cardinal Newman RC
Sixth Form: Varndean College, BHASVIC, Newman College
Private: Brighton College, Lancing College Prep, Windlesham Prep

Good to Know:

While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, where you'll find Georgian lanes, theatres and several shopping districts, each with their own unique character and style. The clean beaches of Brighton & Hove are just 15-minutes away (or 6-minutes on the train from Preston Park Station), where you can swim or picnic on the lawns. The South Downs National Park is equally close for hikers, dog walkers and pub lunches, while commuters to London can travel from Preston Park Station in just over an hour door to door.



Surrenden Road



Approximate Gross Internal (Including Garage & Eaves) Area = 300.17 sq m / 3231.00 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.