



49 Surrenden Road

Brighton, BN1 6PQ

Guide price £1,800,000

Located in this highly regarded residential setting convenient for excellent local schools and all amenities. Surrenden Road is a much coveted "leafy" residential neighbourhood divided by a verdant tree lined and grassed central island ideally located close to the Balfour, Dorothy Stringer and Vardean school and college campus and within close proximity of an excellent range of local shopping facilities, bars and café's in Preston Drove and Fiveways. Preston Park station within 0.75 of a mile. Preston Park itself with its sports facilities, rose garden and cafes is only 0.3 mile walk away.

This lovely Edwardian family home with distinct Arts & Crafts influences is beautifully presented internally and affords lovely light and generously proportioned living space arranged over 4 floors making this a particularly comfortable and versatile home. Retaining a wealth of original character and period detail, such as ornate cornices with wall and ceiling mouldings, exposed oak floors and fine fireplaces, the property successfully combines these with the comforts and expectations for modern living.

As you step into the huge reception hallway, you are immediately struck by the sense of scale of the living space with tall ceilings and two beautiful separate reception rooms which are both focal points for this fine property. A well fitted kitchen together with an adjacent dining area enjoy some delightful views over the rear garden. Over the first and second floors are a total of 6 bedrooms and 3 bathrooms confirming scale, comfort and flexibility. All rear facing rooms enjoy fine far reaching elevated views over the surrounding area. A lower floor games room or office also offers scope for further alteration or expansion of the current footprint to create more space if desired subject to the usual consents. Worthy of additional mention is the lovely well established and mature lawned rear garden which takes full advantage of the sunny south westerly aspect.

An early viewing of this fine home which is offered with the distinct advantage of early vacant possession is highly recommended by the sellers agents.

- Stunning detached Edwardian home spanning over 4000 sq. ft.
- Light and expansive living space full of charm
- Beautifully presented house with period detail and Arts & Crafts influences
- Two elevated terraces with far reaching views
- Close to schools, train station and local amenities
- Highly sought after location
- 6 double bedrooms, 2 receptions and games room arranged over 4 floors
- Mature 100 foot south westerly facing garden
- Off street parking - EV car charging views
- No chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	60	
EU Directive 2002/91/EC		
England & Wales		



SURRENDEN ROAD

Approx. Gross Internal Floor Area (Excluding Store) = 374.99 sq m / 4036.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR

Approximate Floor Area
1013.64 sq ft
(94.17 sq m)

GROUND FLOOR

Approximate Floor Area
1289.83 sq ft
(119.83 sq m)

FIRST FLOOR

Approximate Floor Area
1096.2 sq ft
(101.84 sq m)

SECOND FLOOR

Approximate Floor Area
636.68 sq ft
(59.15 sq m)



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All measurements are approximate

