



38 Surrenden Lodge Surrenden Road
Brighton, East Sussex BN1 6QB
Guide Price £250,000



DAVID & CO

38 Surrenden Lodge Surrenden Road, Brighton, East Sussex BN1 6QB

** GUIDE PRICE £250,000 - £260,000 ** A most attractive and beautifully presented 1 bedroom first floor purpose built flat situated in this low rise development set back from Surrenden Road and enjoying a quiet and peaceful location close to the delightful 65 acre Preston Park. This fabulous modern apartment with 593 sqft (55 sqm) of bright living space has generous sized rooms and is presented and decorated in a modern contemporary style. The accommodation comprises: entrance hall with large cloaks/storage cupboard, good size west facing living room, modern kitchen with built in appliances, large double bedroom with built in wardrobes, and a fully tiled bathroom with white suite. The flat also further benefits from residents off street car parking spaces, gas central heating, double glazed windows, security entryphone system, 977 year lease and is also being sold with a Share of the Freehold Title. ** VIEWING HIGHLY RECOMMENDED **

Location

This spacious 1 bedroom purpose built apartment is situated on the first floor of this low rise purpose built block, situated in this wide tree lined road close to local shopping facilities in Preston Drive, Preston Village and at Fiveways. Preston Park and Blakers Park are close to hand with their recreational facilities, and Preston Park mainline station is within a short walk providing a commuter service to Gatwick and London. The A23 provides a road link out of the city, local bus services are nearby in Surrenden Road and London Road providing easy access to Brighton city centre and seafront.

Communal Entrance Hall

Entryphone system. Lift services and stairs leading to the first floor.

First Floor

Entrance Hall

Solid wood flooring. Large cloaks/storage cupboard with light. Radiator. Large recess for storage or small desk/office space.

Living Room 15'0" x 13'2" (4.58 x 4.02)

A spacious living room enjoying a bright sunny south/west aspect. Wood flooring. Radiator. Large double glazed bay window to front.

Modern Ktchen 12'0" x 6'0" (3.66 x 1.83)

A lovely bright modern kitchen fitted with

a range of white high gloss units comprising stainless steel one and a half bowl sink unit with mixer taps inset in oak worktops with cupboards below. Fitted 4 ring gas hob with electric oven below. Matching range of drawer units. Space and plumbing for washing machine. Space for fridge. Tiled splashbacks. Matching range of wall cupboards with stainless steel extractor hood. Wall mounted gas central heating boiler. Double glazed window to front (west facing).

Double Bedroom 15'5" x 10'3" (4.71 x 3.13)

A generous double bedroom with a range of built in wardrobe cupboards with hanging and storage space. Radiator. Double glazed window to side.

Modern Bathroom

A modern fully tiled bathroom with white suite comprising panelled bath with mixer tap and with fitted shower over. Fitted glass shower screen. Wash hand basin. Low level wc. Tiled floor. Chrome heated towel rail. Extractor fan.

Outside

Residents Car Parking

Residents car parking spaces are available to the rear of the block.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with a 977 year lease and is being sold with a Share of the Freehold Title.

MAINTENANCE: £728.24 half yearly

GROUND RENT: £20.00 per annum

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drive, Brighton, BN1 6FJ.





Total Area: 53.0 m² ... 571 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

