

**Spencer
&Leigh**



1 Beechwood Close, Surrenden, Brighton, BN1 8EP

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Offers In The Region Of £700,000 - Freehold

- Charming detached bungalow
- Three good size bedrooms
- 24' Lounge/dining room with a triple aspect
- Refitted kitchen & bathroom
- Quiet cul-de-sac adjacent to the popular Surrenden district
- Potential to extend, STNC
- Private driveway leading to a detached garage
- South facing rear garden
- No on-going chain
- Internal inspection highly recommended

Located in the desirable Surrenden district, this charming detached bungalow is set in a peaceful close. The property features a private south-facing rear garden and offers lovely distant views of the South Downs, along with excellent potential for extending into the spacious loft.

Inside, the well-appointed interior includes an impressive 24-foot lounge/dining room with a triple aspect, three generously sized bedrooms, a conservatory, and a custom-fitted kitchen and bathroom. Additionally, there is a private driveway and garage, providing off-road parking or extra storage space.

The garden wraps around the property and benefits from a favoured south and westerly aspect, allowing the new owners to enjoy sunshine throughout the day. Popular schools and various amenities, including open green spaces and a mainline railway station, are within walking distance. Available with no ongoing chain. Early viewing is highly recommended to avoid disappointment.



Beechwood Close is situated in a highly sought after area with easy access to all amenities including local shops and Post Office as well as some larger stores such as M & S food and Asda stores. There are good schools and colleges nearby as well as a selection of cafes and restaurants. It is on a bus route and local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance

Entrance Hallway

Reception Room

24'7 x 11'9

Kitchen

11'9 x 8'10

Conservatory

8'6 x 8'2

Bedroom

14'1 x 11'9

Bedroom

11'1 x 10'5

Bedroom

9'10 x 8'10

Family Bath/Shower Room & W/C

OUTSIDE

Front, Rear & Side Gardens

Private Driveway

Garage

17'8 x 8'2

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains Gas & Electric, Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on street parking

Broadband: Standard 6 Mbps, Superfast 209 Mbps, Ultrafast 1800

Mbps available (Ofcom checker)

Mobile: Good coverage (Ofcom checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

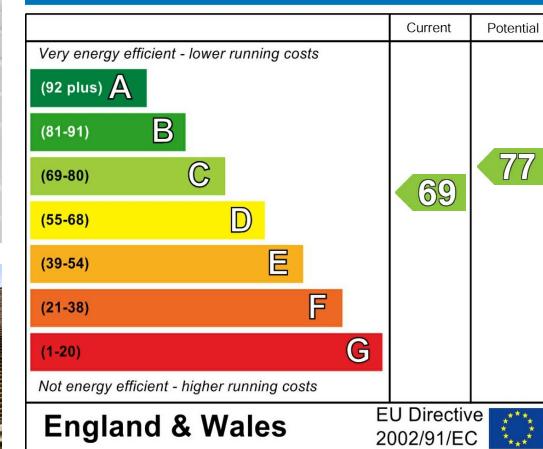
w: www.spencerandleigh.co.uk



Council:- BHCC

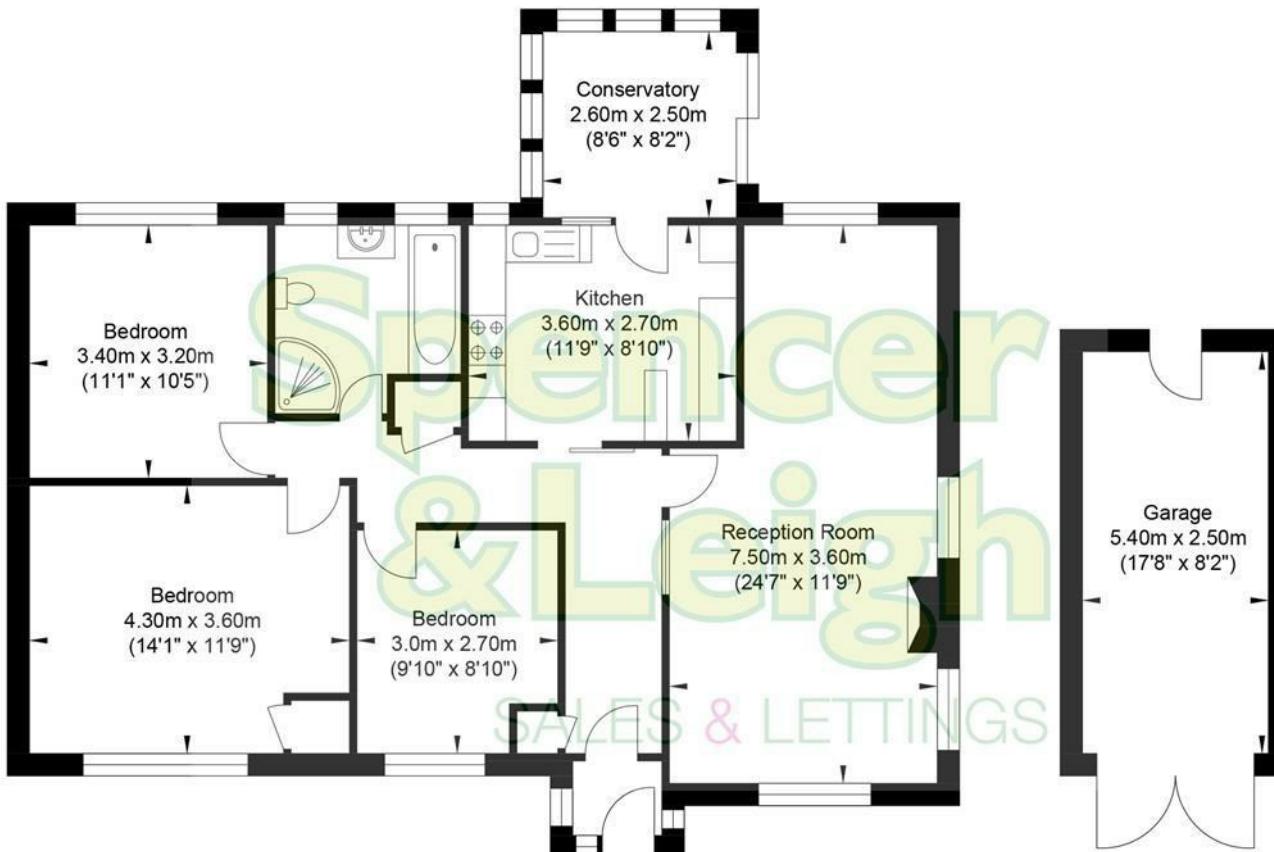
Council Tax Band:- E

Energy Efficiency Rating



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Beechwood Close



Ground Floor
Approximate Floor Area
1035.27 sq ft
(96.18 sq m)

Garage
Approximate Floor Area
145.31 sq ft
(13.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 96.18 sq m / 1035.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.