

23 Surrenden Holt, Surrenden, Brighton, BN1 6PT

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Guide Price £375,000 - £400,000 Freehold

- Purpose built first floor flat
- Two double bedrooms
- Spacious lounge/dining room
- Stylish fitted kitchen
- White modern bathroom
- Popular location
- Private street entrance
- Balcony
- Front & side gardens
- Garage in compound

GUIDE PRICE £375,000 - £400,000

Located in the desirable area of Surrenden, this immaculate first-floor flat offers a perfect blend of comfort and style. Spanning an impressive 950 sq ft, the property features two generously sized double bedrooms, making it ideal for couples or small families.

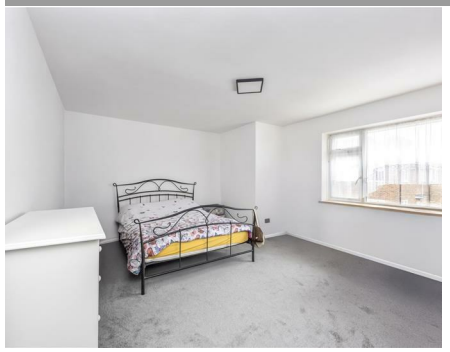
Upon entering, you are welcomed into a double aspect, bright and airy reception room that serves as a spacious lounge/dining area. This inviting space is enhanced by a door that opens onto a charming balcony, perfect for enjoying your morning coffee or unwinding in the evening. The flat boasts a stylish fitted kitchen, modern bathroom and a separate cloakroom.

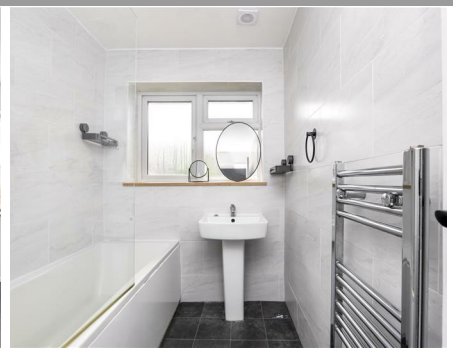
The property benefits from a private street entrance and the front and side gardens. Additionally, there is garage situated in a nearby compound, a valuable asset in this sought-after location.

Surrenden is known for its tranquil atmosphere and community spirit, making it a popular choice for those looking to enjoy the best of Brighton living. With local amenities, parks, and excellent transport links nearby, this flat presents an exceptional opportunity for anyone seeking a comfortable and stylish home in a vibrant city.



Surrenden Holt is a quiet close situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a main line railway station along with ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.







Communal Entrance

Stairs rising to First Floor

Entrance

Entrance Hallway

Living Room
19'3 x 12'2

Kitchen
13'3 x 8'1

Bedroom
16'2 x 12'9

Bedroom
12'9 x 9'11

Family Bathroom
8'1 x 5'1

Separate Cloakroom W/C
5'10 x 2'7

OUTSIDE

Balcony
11'10 x 2'8

Garage
17'5 x 9'6

Side & Front Gardens

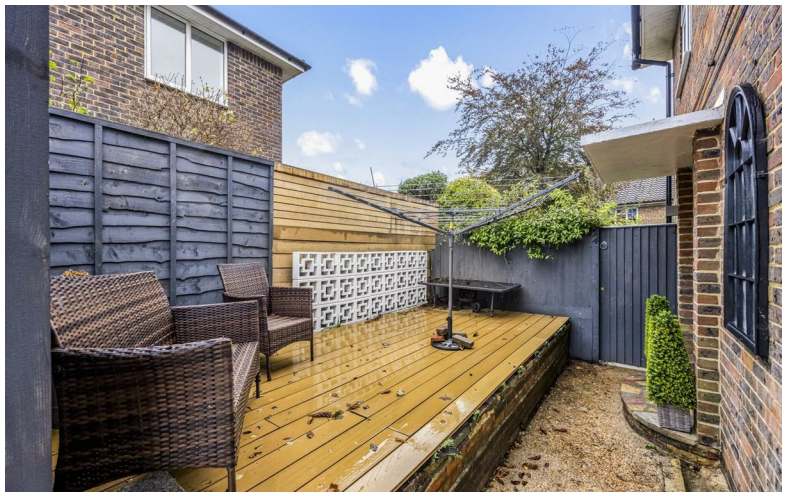
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage and restricted on-street parking - Zone 10
Broadband: Standard 5 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM 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

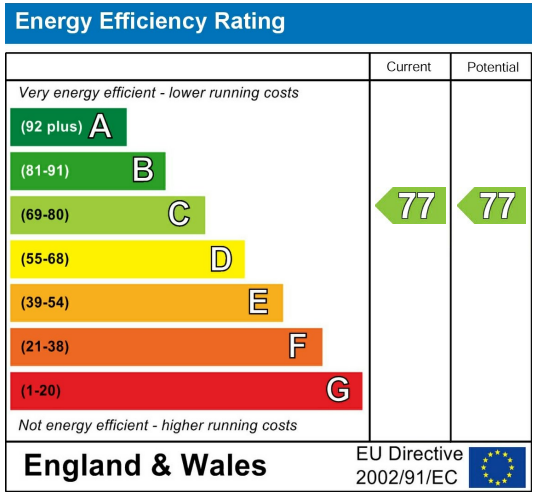








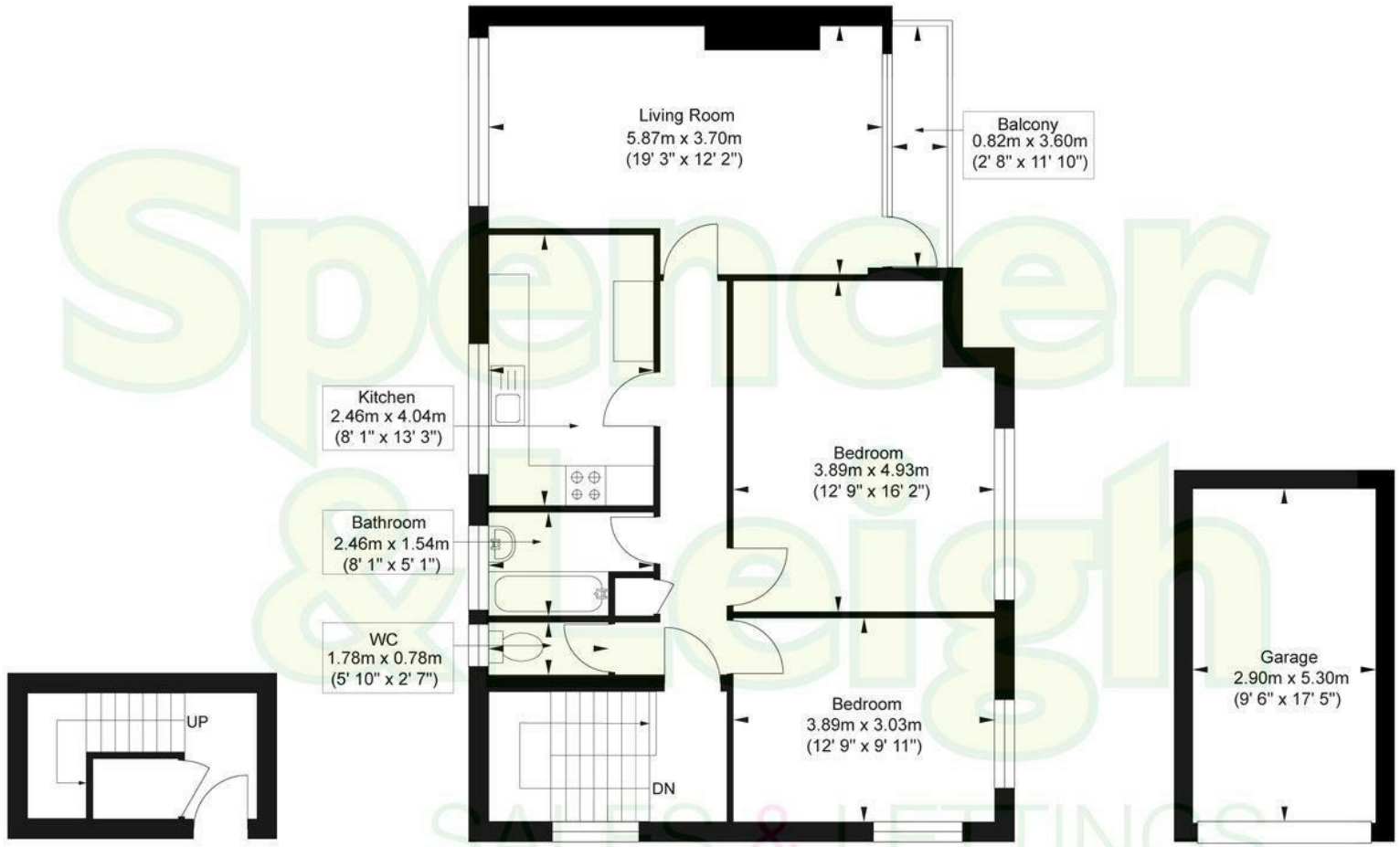
Council:- BHCC
Council Tax Band:- C



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Surrenden Holt



Ground Floor
Approximate Floor Area
66.31 sq ft
(6.16 sq m)

First Floor
Approximate Floor Area
883.39 sq ft
(82.07 sq m)

Garage
Approximate Floor Area
165.44 sq ft
(15.37 sq m)

Approximate Gross Internal Area (Excluding Balcony/Garage) = 88.23 sq m / 949.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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