
Spencer
&Leigh
6 Surrenden Crescent, Surrenden, Brighton, BN1 6WF

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Guide Price £1,100,000 - £1,350,000
Freehold

- Substantial detached family home
- Sought after treelined road
- Five bedrooms located on the first & second floor
- Three spacious reception rooms
- 23' Southerly facing living room
- 20' Traditional style fitted kitchen/dining room
- Ground floor cloakroom
- Family shower room & en-suite bathroom
- Beautiful Southerly facing lawned rear garden with brick built shed
- Carriage driveway leading to an integral garage

GUIDE PRICE £1,100,000 - £1,200,000

Situated in the desirable Surrenden Crescent, this substantial detached family home offers an impressive 2,709 sq ft of living space, perfect for those seeking comfort and style in the heart of Brighton. The property is situated on a sought after tree lined road, providing a serene environment while remaining conveniently close to local amenities.

Upon entering, you are greeted by three spacious reception rooms, including a remarkable 23' southerly facing living room that invites an abundance of natural light. The traditional style fitted kitchen, seamlessly connects to one of the reception rooms with French doors, leading you to the beautifully maintained and secluded Southerly facing rear garden. This outdoor space is ideal for family gatherings or simply enjoying a quiet afternoon in the sun.

There are five bedrooms, providing ample space for family living or guest accommodation. The property also features a family shower room and an en-suite bathroom, ensuring convenience for all residents.

The property offers parking for several vehicles, complemented by a carriage driveway that leads to an integral garage. Additionally, the home is located within walking distance of Preston Park station and the highly favoured Dorothy Stringer, Varndean and Balfour schools.

This delightful home combines spacious living with a tranquil setting, making it a perfect retreat for modern family life. Don't miss the opportunity to make this exceptional property your own.



Just a short walk away are a primary school, two secondary schools and a Sixth form college all of which are highly regarded. Perfectly positioned for commuters, this property offers easy access to London Road Station and Preston Park Station, providing direct routes to London, Gatwick and the South Coast. A wide selection of local independent cafés, bars and restaurants are all within walking distance at the vibrant and trendy Fiveways which also has a butchers shop, a bakery, a greengrocers, and other independent stores - all adding to the area's strong community feel. Hollingbury Golf course is just over the road which connects to woods, fields and a children's playground.







Entrance

Entrance Hallway

Living Room
23'4 x 14'1

Sitting Room
23'4 x 12'2

Dining Room
18'5 x 13'2

Kitchen
20'4 x 11'10

G/f Cloakroom/WC
7'11 x 3'11

Stairs rising to First Floor

Bedroom
18'9 x 12'10

Bedroom
15'5 x 14'1

Bedroom
14'1 x 7'7

Bedroom
12'6 x 12'6

Shower Room
10'6 x 8'2

Stairs rising to Second Floor

Bedroom
21'4 x 12'10

En-suite Bath/Shower Room
12'6 x 7'11

OUTSIDE

Rear Garden

Shed
10'2 x 5'11

Garage
16'9 x 8'2

Property Information
Council Tax Band G: £4,299.07 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage, Private Driveway and restricted on-street parking - Zone 10
Broadband: Standard 19 Mbps, Superfast 299 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.

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w: www.spencerandleigh.co.uk

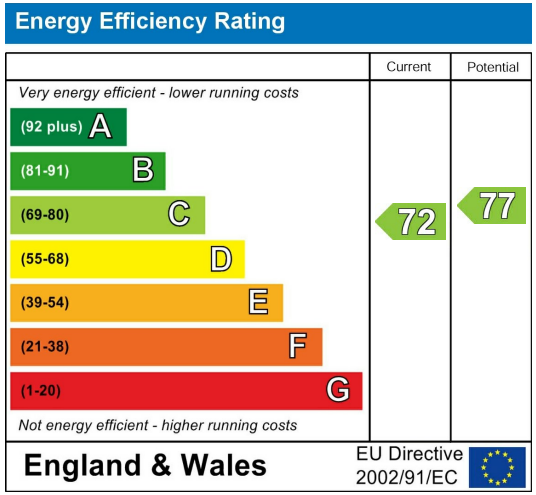








Council:- BHCC
Council Tax Band:- G



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Surrenden Crescent



Approximate Gross Internal Area (Excluding Garage & Shed) = 251.71 sq m / 2709.38 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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