

Spencer
& Leigh



13 Surrenden Holt, Surrenden, Brighton, BN1 6PT

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Guide Price £400,000 - £425,000 Freehold

- Large purpose built ground floor flat
- Two spacious double bedrooms
- Large rear garden with lawn and feature flint wall
- Generous lounge dining room with patio doors
- Modern fitted kitchen with built in appliances
- White modern bathroom with separate shower
- Modern double glazing & gas central heating
- Superbly presented with stripped wooden floors
- Feature private rear garden with patio
- Private entrance, garage in compound, no chain

GUIDE PRICE £400,000 - £425,000

Tucked away in a quiet close is this large purpose built ground floor flat with a delightful rear garden and feature flint wall. The property features a private street entrance with easy access from the street. There is a spacious hallway having stripped wooden floors and fresh white walls which immediately gives you a feeling of space, your eyes being drawn into a generous dual aspect lounge/ dining room with patio doors to the rear garden. This is a great space to entertain with plenty of room for sofas and a dining table and chairs. The kitchen connects from the hallway and is open to the dining space ensuring the host is not missing out at any gathering. The kitchen is equipped with white modern units and built in appliances. There are two spacious double bedrooms with the main bedroom having built in hanging and storage space. The bathroom has a modern white suite with a separate shower cubicle, bath and WC. Outside there is a large lawned rear garden and paved patio. There is also a timber garden shed with plumbing and power presently operating as a laundry for domestic appliances. Nearby there is a compound of garages one of which is included with the sale of this apartment.

The property is Freehold meaning there is no ground rent or maintenance to pay and the owners pay for their own buildings insurance. If you would like clarity on any points please get in touch. Viewing is highly recommended to fully appreciate this spacious and stylish modern home in the sought after location of Surrenden. Exclusive to Spencer & Leigh.



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.



Entrance

Entrance Hallway

Living/Dining Room
22'4 x 12'5

Kitchen
13'4 x 8'1

Bedroom
13'10 x 12'11

Bedroom
12'11 x 10'1

Bath & Shower Room/WC

OUTSIDE

Rear Garden

Utility Room/Workshop
8' x 6'

Garage
17'2 x 8'4

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 17 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.


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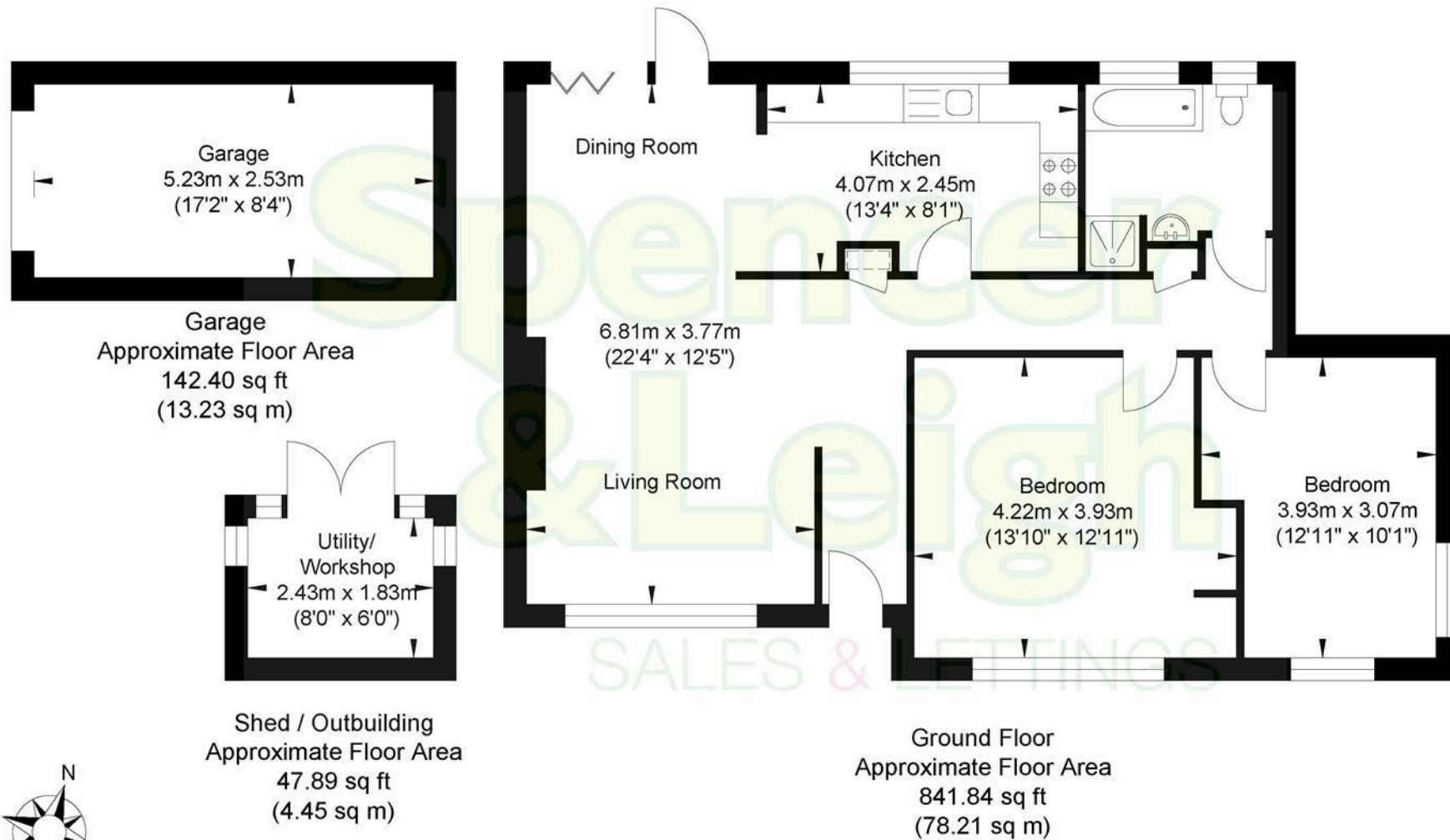
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Surrenden Holt



Approximate Gross Internal Area = 95.89 sq m / 1032.13 sq ft

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