



182 Surrenden Road, Surrenden, Brighton BN1 6NN  
Guide Price £1,100,000 - £1,350,000 Freehold

**Spencer  
& Leigh**

GUIDE PRICE £1,250,000 - £1,350,000

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.



GUIDE PRICE £1,100,000 - £1,200,000

The 4-bed detached property is in an extremely desirable location within the Surrenden district, a neighbourhood that feels spacious and friendly. Nestled on the desirable Surrenden Road in Brighton, this exquisite detached family home offers a perfect blend of modern living and classic charm. Spanning an impressive 1,773 square feet, the property boasts three spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The heart of the home is undoubtedly the stunning kitchen family room, featuring bi-folding doors that seamlessly connect to a south-facing terrace, allowing for an abundance of natural light and a delightful view of the sea and rear garden. This residence comprises four well-appointed bedrooms, providing ample space for family and guests alike. Two generous stylish family bathrooms both incorporate modern walk-in showers, one with a luxurious roll-top bath - perfect for unwinding after a long day.

Additional features such as a pantry and a boot room enhance the practicality of this home, catering to the needs of a modern family. A detached brick built garden room offers a versatile space that can be used for various purposes, whether a home office, gym, or creative studio.

The property benefits from a detached double garage with forecourt allowing parking for three vehicles. With precedents for further development, this home presents exciting potential in a prime location. With its elegant design elements, including Belfast sinks, granite worktops, limestone tumbled flooring, bespoke stable door, a Charnwood log burner and Smallbone cabinetry in the pantry, this home exudes sophistication and style. The combination of spacious living areas, a stunning kitchen, and a tranquil outdoor space makes this property a rare find in Brighton. This extended family home is not just a place to live, it is a sanctuary for creating cherished memories.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

Council:- BHCC  
Council Tax Band : - F

## Surrenden Road



Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 174.01 sq m / 1873.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.