

58 Surrenden Crescent

Brighton, BN1 6WF

Guide price £1,750,000

Beyond the gated entrance, a grand driveway leads to a double garage and an elegant arched porch that opens into a welcoming entrance hall. From here, the home flows effortlessly into the main living spaces, including a magnificent 34ft dual-aspect living room — perfect for entertaining or relaxing with family. The adjoining conservatory captures natural light beautifully, with doors opening out to a sun-drenched terrace and the private south-west-facing garden.

The bespoke kitchen is fitted with quality appliances, including a double oven and dishwasher, and enjoys direct access to a practical utility room. For formal dining, a separate dining room with a feature bay window creates a refined setting for family occasions and dinner parties. A guest cloakroom completes the ground floor.

Upstairs, the first floor is centred around a wide landing leading to three generous double bedrooms. The principal suite features a luxurious en-suite bathroom and a dressing room, while a stylish family bathroom with a corner bath serves the remaining bedrooms.

The top floor provides two further bedrooms — ideal as guest accommodation, a home office, or space for older children — with pleasant elevated views across the surrounding area.

Outside, the landscaped rear garden enjoys a sunny south-west aspect, complete with a raised terrace for al fresco dining, mature planting, and side access to the front.

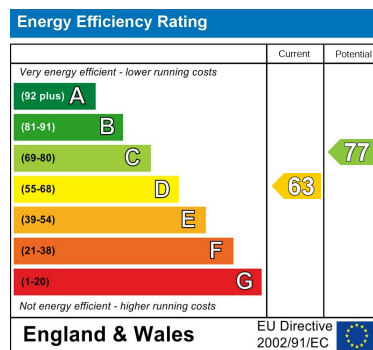
Location

Surrenden Crescent is one of Brighton's most prestigious and sought-after residential roads, known for its wide tree-lined setting, elegant detached homes, and close proximity to excellent amenities. Preston Park Station is just moments away, offering direct commuter links to London Victoria, London Bridge, and Gatwick Airport. The area is well-served by frequent bus routes providing quick access to Brighton city centre, the seafront, and the vibrant Lanes.

Families are particularly drawn to the location for its outstanding selection of schools, including Vardean, Dorothy Stringer, Balfour Primary, and the independent Brighton College and Windlesham House within easy reach. Preston Park's open green spaces, tennis courts, and cafés are nearby, while Dyke Road Avenue provides convenient access to the A27 and A23 for routes to London and beyond.

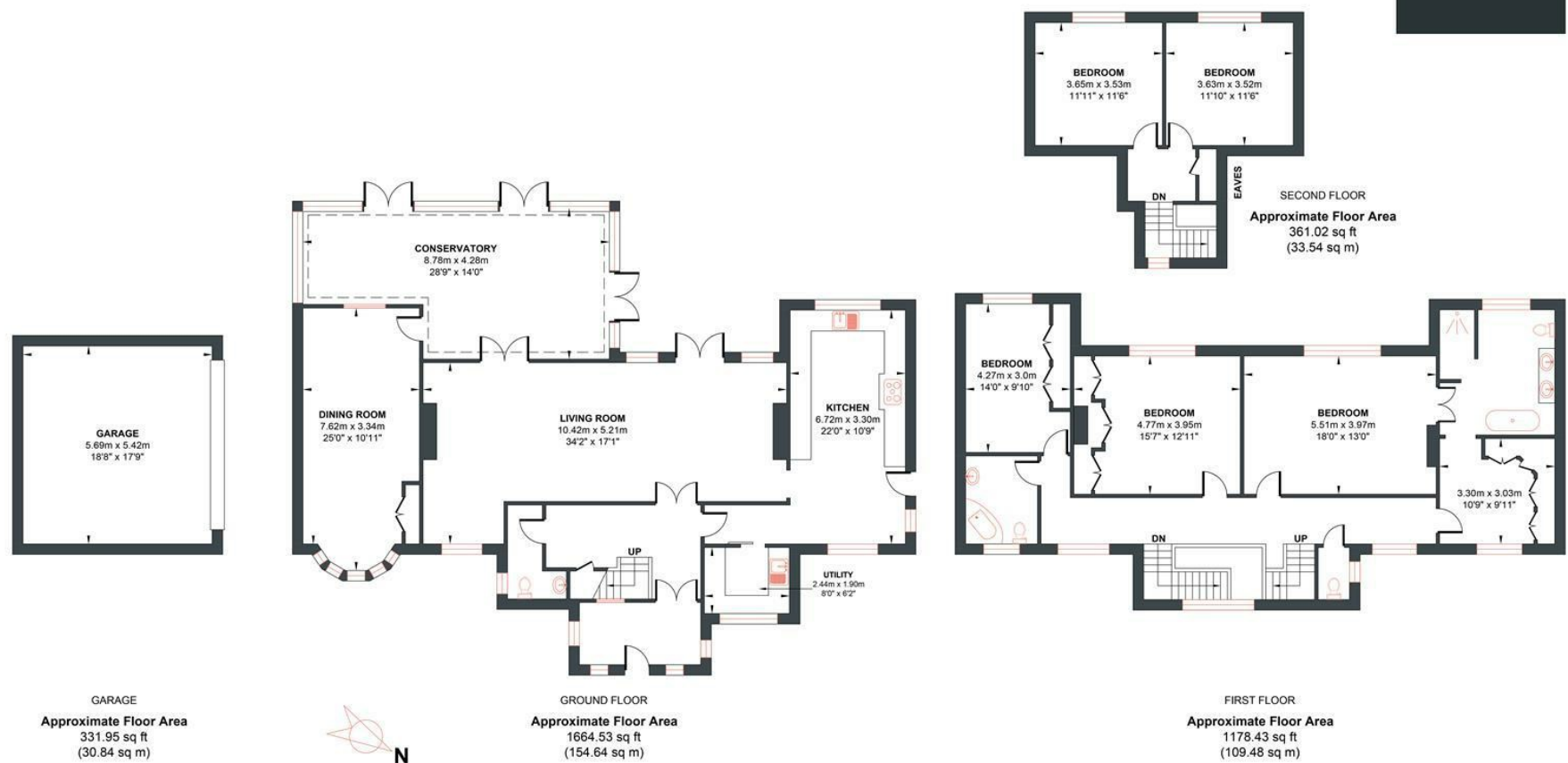
This exceptional property offers space, elegance, and convenience — a truly outstanding family home in a prime Brighton location.

- Detached 5 Bedroom House
- Desirable Surrenden Area
- Over 3,535.93 sqft
- Gated Private Driveway
- Walking Distance To Preston Park Train Station
- Double Garage
- Wrap around garden with mature trees
- Three Reception Rooms
- Separate Utility Room
- Two Bathrooms



SURRENDEN CRESCENT

Approx. Gross Internal Floor Area 328.5 sq m / 3535.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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