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## 172 Surrenden Road

Brighton, BN1 6NN

A four bedroom, two bathroom detached family home measuring 1547 sq ft / 143 sq mtrs and is to be found in one of Brighton's Premier and tree lined locations.

**£950,000**

## 172 Surrenden Road

Brighton, BN1 6NN



Situated towards the top of Surrenden road, easy access can be gained onto neighbouring Ditching Road, where bus services run providing access into the vibrant city centre, seafront and promenade. Renowned schools catering for all age groups are well represented on the nearby Surrenden schools campus. Both Brighton mainline and Preston Park Railway stations are easily accessible providing northbound links with London / The City.

Upon entering the entrance hall, you're immediately greeted by a triple aspect reception room that principally overlooks and leads out to the south facing rear garden. A stunning kitchen / dining / family room has a feature cantilever extension which creates a seamless flow into the garden. A feature Island unit also provides as a breakfast bar, whilst there is fitted storage and integrated appliances to two walls, furthermore there is a ground floor cloakroom.

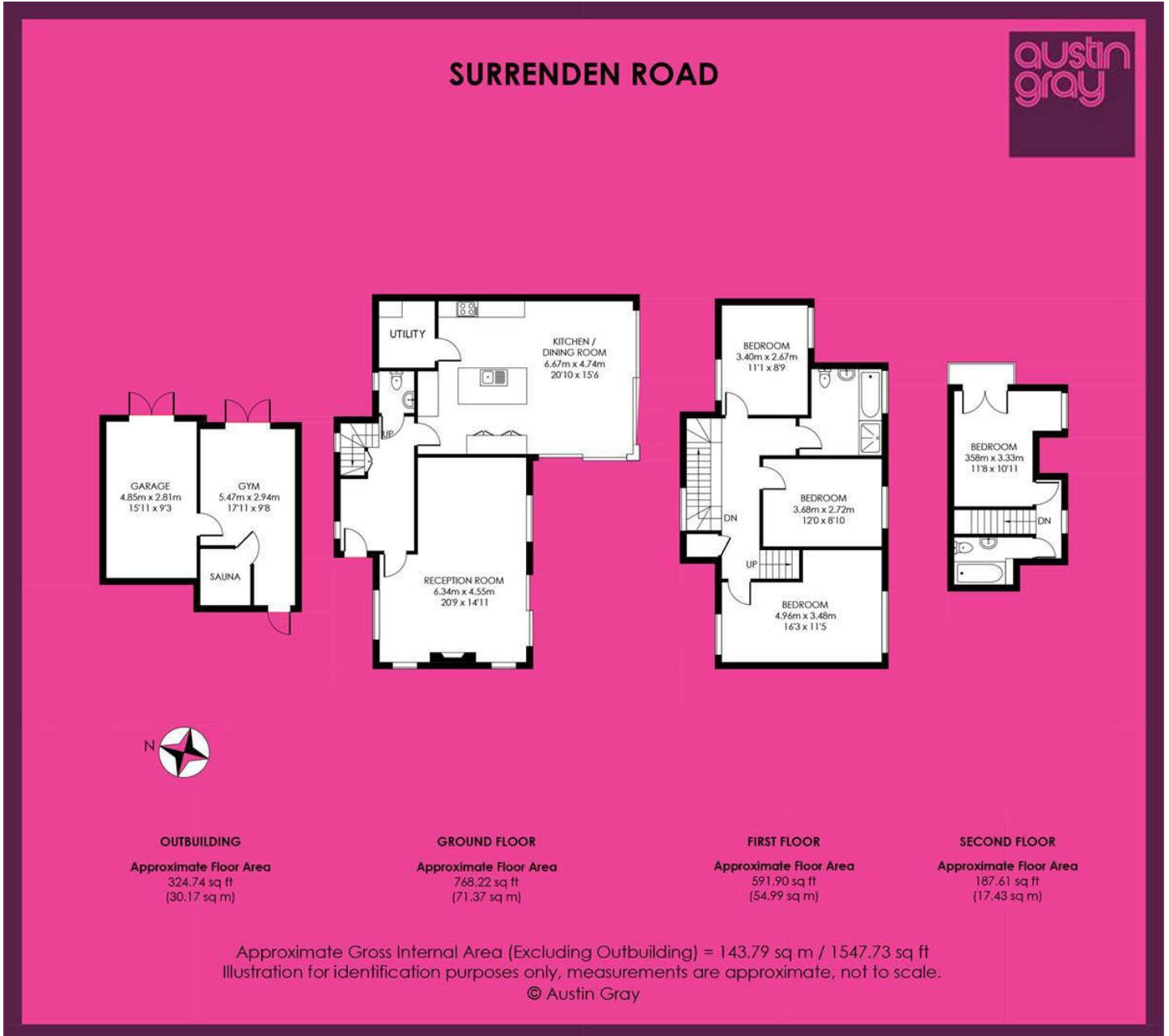
On the first floor are three double bedrooms and a family bathroom / WC with a separate shower cubicle. On the second floor a converted attic space with its two large south facing dormer windows now provides a fourth double bedroom in addition to a second bathroom/WC.

Landscaped and mature gardens and encompass this family home with a large, recently laid decked terrace which leads onto a lawn garden. Access leads through to a vegetable garden and a pair of garages one of which is currently used as a gym and sauna, the second is used as a garage.

This beautiful family home, retains a wealth of character and charm but also offers contemporary living for today's modern family living.



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax  
Band: F**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| 100 points - A                              | Current | Potential |
| 92-100                                      |         | 79        |
| 81-91                                       |         |           |
| 69-80                                       |         |           |
| 55-68                                       |         | 66        |
| 39-54                                       |         |           |
| 21-38                                       |         |           |
| 1-20                                        |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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