

Spencer  
& Leigh



70 Surrenden Park, Surrenden, Brighton, BN1 6XA

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Brighton, BN1 6XA

Price £599,950 - Freehold

- Extended mid terrace house
- Sought after location near popular schools
- Three first floor bedrooms
- Through lounge/dining room
- Conservatory overlooking garden
- Extended kitchen/diner
- Southerly facing rear garden
- Private driveway and garage
- No ongoing chain, scope to improve
- Exclusive to Spencer & Leigh

Tucked away in the leafy green Surrenden Park is this Georgian style mid terrace house which has been extended on the ground floor and features a private driveway and garage to the rear. This lovely home is offered for sale with no ongoing chain and offers buyers the chance to update and style the property to their own tastes. The property is set back from the road in this delightful location with light touch restricted parking for non residents outside. You enter the property via a spacious entrance hall with a turning staircase to the first floor. From here your eyes are drawn into a spacious dual aspect lounge/dining room with large window to the front and access to the conservatory which overlooks the rear garden. The kitchen has been extended providing extra room with space for a table and chairs if desired. Close to the back of the house is a Southerly facing patio ideal for entertaining. Moving upstairs there are three good size bedrooms with some built in wardrobe cupboards. The bathroom feels spacious with a fitted suite & WC. Outside the garden slopes away from the rear of the house with distant sea views and potential for styling. Viewing is highly recommended to fully appreciate this lovely home which is exclusive to Spencer & Leigh.



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  
 21'7 x 11'11  
 Dining Room  
 10'1 x 8'5  
 Kitchen  
 10'1 x 7'1  
 Conservatory  
 11'2 x 9'11  
 Stairs rising to First Floor

Bedroom  
 11'11 x 11'2  
 Bedroom  
 11'11 x 10'2  
 Bedroom  
 10'1 x 7'1  
 Family Bathroom  
 10'1 x 7'11

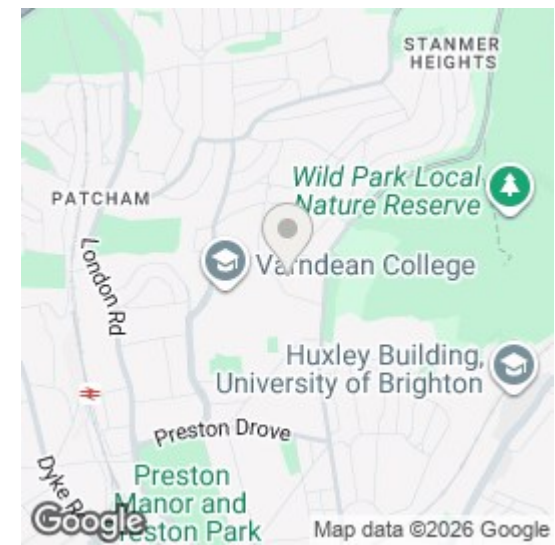
OUTSIDE  
 Rear Garden  
 Garage  
 17'11 x 9'3

Property Information  
 Council Tax Band E: £3,152.65 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage and restricted on-street parking - Zone 10  
 Broadband: Standard 13 Mbps, Superfast 56 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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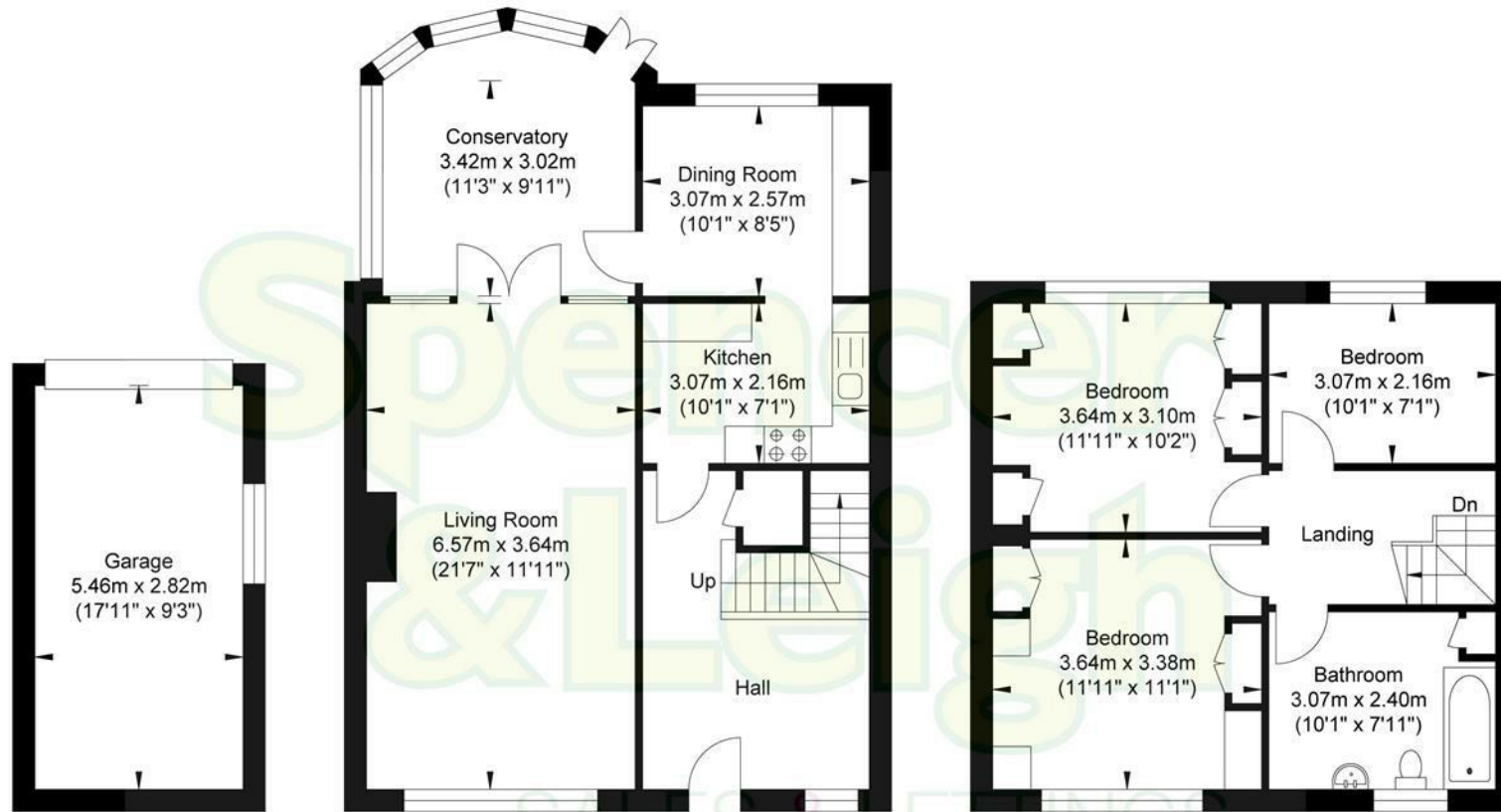
Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Surrenden Park



Garage  
Approximate Floor Area  
165.76 sq ft  
(15.40 sq m)

Ground Floor  
Approximate Floor Area  
696.42 sq ft  
(64.70 sq m)

First Floor  
Approximate Floor Area  
482.22 sq ft  
(44.80 sq m)



Approximate Gross Internal Area (Excluding Garage) = 109.50 sq m / 1178.64 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.