

3 Surrenden Close
Brighton, East Sussex BN1 8EB
Asking Price £1,100,000

DAVID&CO

3 Surrenden Close, Brighton, East Sussex BN1 8EB

A most attractive and extremely spacious 5 bedroom, 3 bathroom 1930's semi detached Tudor style house with a 140' mature west facing rear garden, private driveway and good size garage. Situated in this highly sought after residential area in this quiet cul-de-sac off Surrenden Road close to the favoured Balfour, Dorothy Stringer and Varndean schools campus. The property has been extended over the years to form this delightful family home providing generous accommodation with 2,120 sqft (197 sqm) of versatile living space. The property retains many original period features including stained glass leaded light windows, period fireplaces and stripped wooden floorboards. * * VIEWING HIGHLY RECOMMENDED * *

Location
Situated in this highly sought after residential area in this quiet small cul-de-sac just off Surrenden Road, within easy walking distance of the popular Balfour/Dorothy Stringer/Varndean schools campus. Withdean Park, Hollingbury Park and golf course, Preston Park and Blakers Park are all within easy reach providing there recreational facilities. Preston Park mainline station is approximately 1 mile away providing a commuter service to Gatwick and London, and there is easy access out of the city on the London Road/A23 and A27. Local bus services are close to hand in Surrenden Road and Ditchling Road providing easy access to Brighton city centre and seafront.

Ground Floor

Entrance Hall
A spacious entrance hall approached via an original oak front door with decorative stained glass panel and with leaded light coloured glass panels either side. Stripped wooden floorboards. Radiator. x2 Understairs cupboards. Staircase leading to the first floor.

Lounge 15'5" x 13'3" into bay (4.70 x 4.04 into bay)
Attractive period fireplace with cast iron and tiled inserts with wooden surround, slate hearth and and open grate. Stripped wooden floorboards. Built in low level cupboard into chimney breast recess with fitted shelving above. Radiator. Large decorative leaded light bay window to front.

Sitting Room 23'7" x 12'10" (7.19 x 3.93)
An extended and particularly spacious sitting room with attractive cast iron period fireplace with tiled inserts, slate hearth and open grate. Stripped wooden floorboards. Wall lights. x2 Radiators. Double glazed sliding patio doors overlooking and leading directly onto the rear garden.

Kitchen 19'10" x 8'4" (6.06 x 2.56)
Fitted with a range of modern cream high gloss style units with contrasting timber worktops comprising stainless steel one and a half bowl sink unit with mixer tap and cupboards below. Corner carousel unit. Fitted 5 ring 'Smeg' gas hob with drawer units below. Fitted 'Smeg' double oven with cupboards and drawer units above and below. Pull out larder cupboard unit. Further working surfaces with cupboards and drawer units below. Matching range of wall cupboards, cabinets and shelving. Space for fridge/freezer. Fitted extractor hood. Spot lights. Double glazed window to rear overlooking the rear garden. Glazed double doors leading to:

Dining Room 15'5" x 9'1" (4.70 x 2.78)
A lovely bright dining room with a high vaulted ceiling. Radiator. Spot lighting. Double glazed sliding patio door leading onto the rear garden. Door leading to cloakroom/wc and door leading into the integral garage.

Cloakroom/WC
Low level WC. Wash hand basin. Small double glazed window to side.

First Floor

Landing
Staircase leading to the second floor.

Bedroom 2 21'8" x 11'8" (6.61 x 3.56)
Range of built in wardrobe cupboards with hanging and storage space. x2 Radiators. Double glazed window to rear overlooking the rear garden and with open views. Door leading to:

En-Suite Shower Room
Fully tiled walls with tiled shower enclosure. Wash hand basin. Tiled floor.

Bedroom 3 13'1" x 12'11" (4.00 x 3.95)
Built in wardrobe cupboard with hanging and storage space. Radiator. Decorative stained glass leaded light oriel window to front.

Bedroom 4 10'0" x 8'5" (3.06 x 2.57)
Radiator. Double glazed window to rear overlooking the rear garden and with open views.

Bedroom 5 9'7" x 8'3" (2.93 x 2.53)
Radiator. Decorative stained glass leaded light window to front.

Family Bathroom
Fully tiled walls with white suite comprising panelled bath with mixer tap and with fitted shower over. Fitted glass shower screen. Wall mounted wash hand basin with mixer tap. Low level wc. Tiled floor. Recessed downlights. Double glazed windows to side.

Second Floor

Landing
Large walk-in storage cupboard with radiator and electric light. Velux window to side. Door leading to main bedroom.

Bedroom 1 24'0" max x 11'3" (7.32 max x 3.43)
A fabulous main bedroom enjoying a bright west facing aspect and with high vaulted ceiling. x2 Radiators. Recessed down lights. Velux window to side. Large dormer window to rear with 180 degree views looking south with sea views and looking north to the South Downs. Glazed casement doors leading to:

Balcony
Timber decked balcony enjoying extensive 180 degree views with sea views and with views of the South Downs enclosed with a metal balustrade.

En-Suite Shower Room/WC
Tiled shower enclosure. Wall mounted wash hand basin with mixer tap. Low level wc. Part tiled walls. Tiled floor. Recessed downlights. Chrome heated towel rail. Velux window to front.

Outside

Front Garden
With flower and shrub borders and path leading tothe front door.

Own Private Driveway
Private driveway providing off street car hardstanding space and leading to the garage.

Large Rear Garden
Large mature rear garden approximately 140' in length enjoying a bright west facing aspect and with a paved patio area leading to a large area of lawn with flower and shrub borders. Many varieties of mature trees and shrubs. Wooden garden shed.

Information
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.

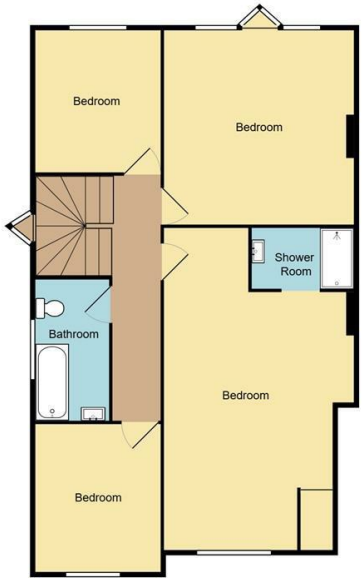








Ground Floor
Area: 88.0 m² ... 947 ft²



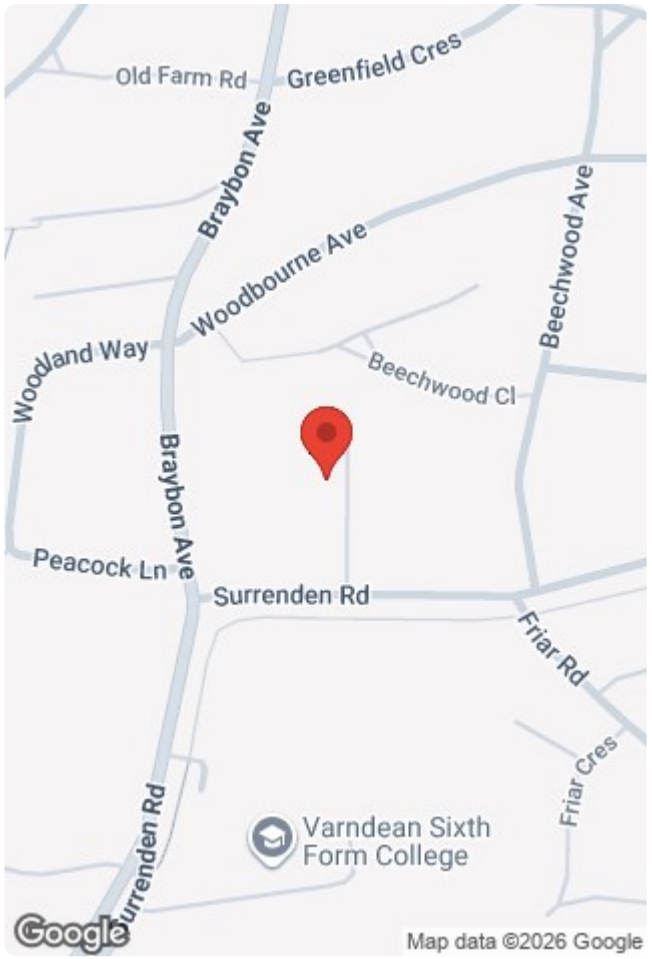
First Floor
Area: 73.0 m² ... 786 ft²

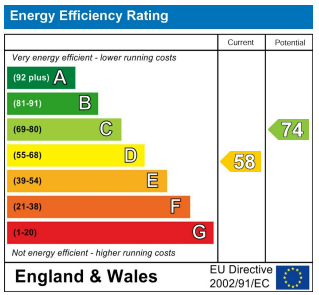


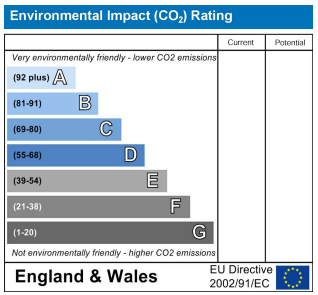
Second Floor
Area: 36.0 m² ... 388 ft²

Total Area: 197.0 m² ... 2120 ft² (excluding garage, balcony)

All measurements are approximate and for display purposes only.







APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

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Panasonic



