



Surrenden Holt

Brighton, BN1

mishons



Tucked away in a quiet cul-de-sac this large, freehold, first floor, two bedroom apartment provides a calm escape while being conveniently close to every necessity.

Essential amenities, schools, parks, and transport options are all within reach - it's only 10mins walk to Preston Park train station and Preston Village. Here, you can relish the tranquillity of your home while staying connected to the vibrant pulse of the city.

The apartment offers the privacy of your own entrance at street level, a garden at the front and a spacious side return, which also has storage for bikes or gardening equipment, etc. On entry, you have a practical downstairs wc, before the wide staircase leads up to a very spacious and well-designed living space.

Both bedrooms are generous doubles, with south facing aspects and storage, and were re-carpeted in 2021. The bathroom and kitchen were both refurbished in 2020 and enjoy a contemporary feel. The kitchen benefits from a new double oven, wooden work tops and a layout that allows enough space for both cooking and eating.

The apartment was completely rewired in 2020 and a new boiler installed along with new radiators in the bathroom, kitchen and hall.

The large, double aspect lounge is comfortable and sunny, and benefits from a south facing balcony that is spacious enough to let you eat al-fresco.

Beyond the immediate allure of this large apartment is the significant potential offered by the expansive loft space that invites your imagination to run wild. Besides the storage benefits, this space could evolve into whatever you need most - additional bedrooms, a sophisticated home office, or an artist's sanctuary (subject to planning permission).

This home also offers the bonus and practicality of a separate garage. Ensuring your vehicle's safety and providing extra storage options, the garage adds a layer of convenience to your daily life. Bikes, sports gear, or household items find a secure abode here. The garage had a new roof added in 2020.

Elevating the appeal of this property is the seamless transition it offers. Sold with no onward chain, your move here promises to be effortless and swift. No moving delays, just a hassle-free transition into your new home, a place where your new home dreams can begin.

2



1



1



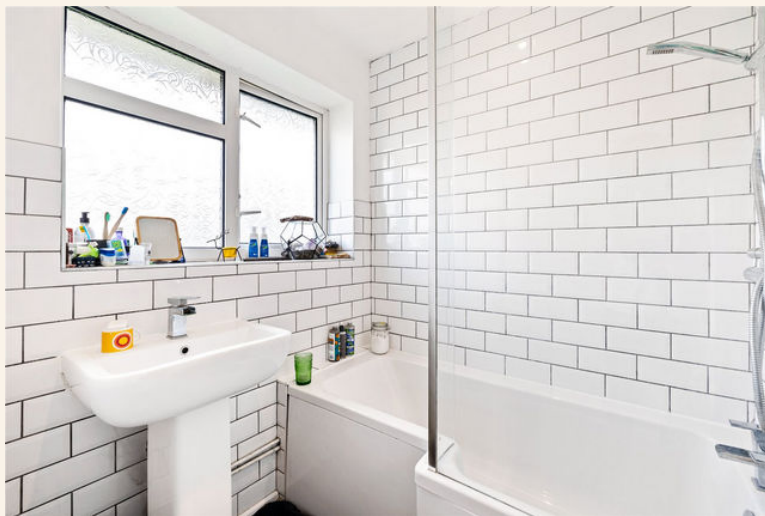
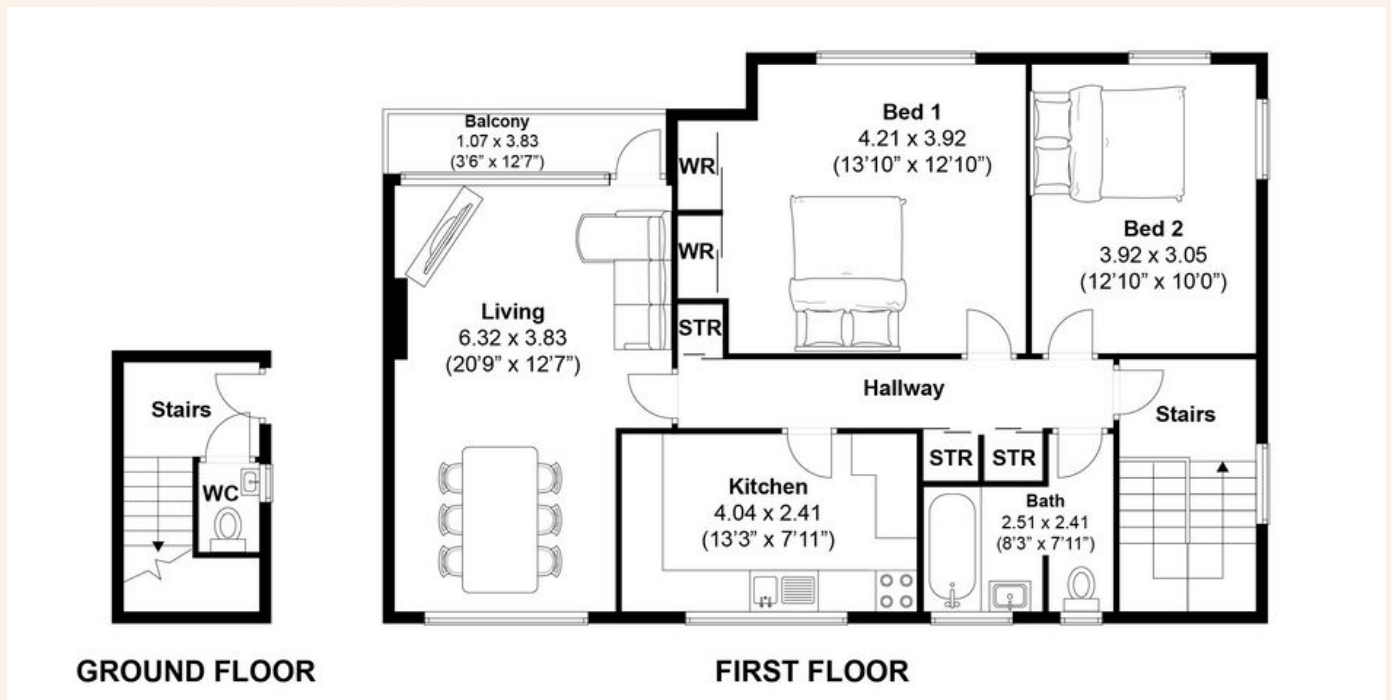
E



Guide Price £375,000 - £395,000

TOTAL FLOOR AREA:

918 sq. ft. (85.2 sq. m.) approx





Whatever you're looking for...
We'll help you find it.

mishons

✉ sales@mishons.com

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

Saturday: 9 am - 4 pm

Find us on Facebook and Instagram
@wearemishons or visit mishons.com