



Surrenden Road

Brighton, BN1 6ZA

mishons

# This captivating detached home stands proudly with an elevated position, providing breath taking south-facing views of the city.

As you step into this impressive family residence, you'll immediately appreciate its size and well-proportioned layout.

The ground floor boasts three inviting reception rooms, with the main lounge offering a relaxing space for family evenings. However, the true gem of the property lies in the extended family kitchen – a harmonious blend of different zones for cooking, dining and lounging. Abundant natural light floods the space through expansive glass, creating an airy and contemporary ambiance. The rear features a magnificent glass extension with bi-fold doors seamlessly connecting the interior with the well appointed garden, showcasing the epitome of modern day living.

A third reception area on the ground floor is a perfect play area, home office or occasional bedroom. There is also a separate guest W/C and furthermore, a practical lean-to – ideal for storage which can be accessed from the front exterior and leads into the utility room.

Ascend to the first floor, where four generously sized bedrooms await, each boasting ample space and immaculate presentation. These bedrooms share a family bathroom and a separate W/C, providing convenience and comfort.

Venture to the top floor, which has been thoughtfully extended to house a luxurious principal suite, spanning the entire footprint of the property. This hotel-inspired bedroom features a dual access built-in wardrobe, an ensuite bathroom room with remarkable ceiling heights, and stunning views that create an oasis of tranquillity.

The outdoor space is equally impressive, with a garden that's perfect for children to play and ideal for entertaining in the summer months. A private rear garden room adds an idyllic touch for relaxing afternoons, which is complete with a lighting and heating supply.

Surrenden Road stands out as one of the most sought-after addresses in the area, offering protected views over the city. The property is conveniently located near popular schools, efficient transport links, including a short walk to Preston Park station, and a Preston Park itself, with its cafes, bakeries and pubs surrounding.

This home on Surrenden Road is a masterpiece of both design and functionality, presenting a rare opportunity for a refined and modern lifestyle.

 **Guide Price** £1,400,000 – £1,500,000

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TOTAL FLOOR AREA:  
2686 sq. ft. (249.6 sq. m.) approx



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## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



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