

Surrenden Holt

Brighton

Guide Price £375,000 - £400,000



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Wonderfully-situated in the peaceful Surrenden area of Brighton, a very well-presented and TWO BEDROOM FIRST FLOOR MAISONETTE with a BALCONY, a GARAGE AND front & side GARDEN AREAS. Sold with NO ONWARD CHAIN.

Occupying the first floor and accessed via its own private entrance, this well-presented maisonette offers bright and generously proportioned accommodation throughout. The property features a spacious living room, a modern fitted kitchen, and two comfortable double bedrooms. The bathroom is fitted with a classic white suite, complemented by a separate WC for added convenience.

Outside, the property benefits from a private balcony, along with both front and rear garden areas, providing excellent outdoor space. Further advantages include a private garage and ample storage, making this an attractive home for a range of buyers.





In the Local Area

Tucked away in a peaceful cul-de-sac just off Surrenden Road, this property enjoys a wonderfully quiet position within one of Brighton's most sought-after residential neighbourhoods.

The area is particularly popular with families, thanks to its proximity to the highly regarded Balfour, Dorothy Stringer and Varndean schools, all within easy walking distance.

A range of everyday amenities can be found nearby in Preston Drove, Preston Village and Fiveways, while both Preston Park and Blakers Park offer excellent green spaces for recreation and relaxation.

For commuters, Preston Park Station is approximately a 10-minute walk away, providing direct links to Gatwick and London. Regular bus services from Surrenden Road and London Road also offer convenient access to Brighton city centre, the seafront and surrounding areas.

Further Information

The property is situated in permit Zone 10. Currently the property is in Council Tax band C which was charged at £2,292.84 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Freehold

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 91.9 m² ... 989 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.