



**3 Surrenden Holt, Brighton, BN2 4EF**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall & Cloaks Cupboard \* Stairs to:

**First Floor:** Hallway with store cupboards \* Double aspect Lounge Diner \* South facing BALCONY \* Modern fitted Kitchen \* Bathroom with white suite \* Separate W.C.

**Outside:** Enclosed side garden \* lawned garden to the front.

### Gas Fired Central Heating \* Double Glazing

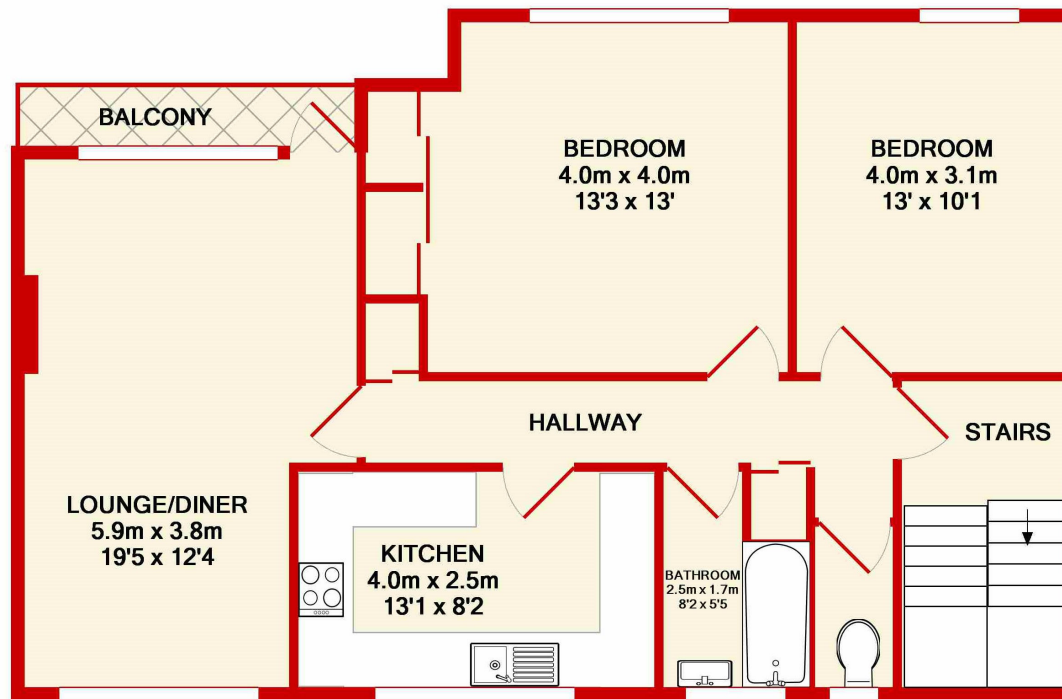
A fine opportunity to acquire this delightful and generous sized two double bedroom purpose built flat in a most highly sought after location.

Situated within the highly sought after Surrenden District on a wide tree lined road, close to excellent transport links with frequent bus services passing close by on Surrenden Road. The flat has the advantage of being close to the Preston Road/A23 providing access to central Brighton and beyond. Preston Village is also within easy reach a Sainsbury's local, Preston Park railway station is within an approx. 10 minutes' walk.

Both Blaker's Park and the beautiful 65 acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track. Preston Park and London Road railway stations also being within easy reach. Brighton City centre with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 mile distant.

Tenure: Freehold  
Council Tax: Band C  
Parking: On street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 6.7 SQ.M.  
(72 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 79.1 SQ.M.  
(852 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.8 SQ.M. (924 SQ.FT.)  
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www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.