



Surrenden Crescent, BN1

£1,600,000

Q U I S I T E

INTRODUCING

Surrenden Crescent, BN1

5-6 Bedrooms | 4 Bathrooms | 4 Reception Rooms
2806 Sq Ft | Garden |

Elegantly set at the top curve of highly sought-after Surrenden Crescent, this substantial and immaculate five-bedroom, three-bathroom detached family home offers generous living space, picturesque views over the South Downs National Park, and a prime location within catchment for some of Brighton's best schools. Built in 1998, the property combines period-style charm with modern convenience, and its size and layout allow for further modernisation or extension, including the loft and the already-converted lower level of the detached garage.

Located within easy walking distance to Preston Park Station, and with both coastal and countryside access just minutes away, this home is ideal for families, commuters, and those looking for a forever home in one of the city's most prestigious addresses.

Characterised by detached family homes set behind grass verges and mature trees, Surrenden Crescent is widely regarded as one of Brighton's most desirable streets. While this house was built in 1998, its striking Neo-Tudor architecture gives it timeless appeal, with dark beams, hung tiles, and ornate brick detailing that set it apart.

The property sits proudly on an elevated plot, slightly recessed from the road, offering privacy while enjoying expansive views over Preston Valley and the South Downs beyond. A spacious driveway leads to the detached double garage, with access to a beautifully planted front garden. Entry is through a side door for convenience or via the formal front door which opens to a wide and welcoming entrance hall.

From the moment you enter, you sense the impressive scale of the home, with a line of sight stretching through to the rear garden. A sweeping staircase rises to the upper floor, and double-width steps descend into the main reception, setting a grand tone for the rest of the house.

Double doors open into the principal reception room – a bright and sophisticated space, styled with high ceilings, soft neutral décor, and large windows bathing it in natural light from the west. It offers a refined yet comfortable setting, with French doors leading into a fully insulated and heated conservatory. The conservatory, almost mirroring the dimensions of the reception room, offers a year-round place to relax or entertain, particularly in the summer months when the garden blooms and the sun sets across the valley.







To the side, the formal dining room also opens out to the sun terrace, offering an effortless indoor-outdoor lifestyle during warmer seasons. These two rooms connect beautifully, creating a sociable and flowing environment for gatherings and family meals.

A third sitting room/snug offers flexibility – ideal for a media room, games space, or informal lounge, giving older children or guests their own private corner of the home.

Forming a spacious L-shape, the kitchen has been designed to maximise light, functionality and flow. It features clearly defined areas for dining, cooking, and socialising, with a large window overlooking the east-facing front garden – a delightful spot for breakfast in the morning sun.

The kitchen cabinetry is modern country-style, original to the build but of exceptional quality, paired with newer appliances, including integrated ovens, a gas hob, dishwasher, and an American fridge freezer. These updates, along with ample cabinetry and counter-top space, make this an inviting and practical space for everyday family life.

A separate utility room provides further storage and room for laundry appliances, along with side access – perfect for returning from countryside walks with muddy boots, paws, or buggies. A separate downstairs WC is also located on this floor, and a generous home office (which could serve as a sixth bedroom or guest room) completes the ground floor.



The Garden:

One of the standout features of this home is the private and beautifully landscaped rear garden. Its elevated position means it is not overlooked, offering panoramic views across Preston Valley and out to the South Downs. You can enjoy peaceful, west-facing sunsets from the wide sun terrace, a favourite spot for alfresco dining or evening drinks.

A manicured lawn stretches across the back of the house, perfect for children to play, with mature shrubs, borders, and a greenhouse adding to its charm. There's space for a kitchen garden, and the layout is ideal for both relaxing and entertaining.

The Double Garage:

The detached double garage sits at the front of the property at road level and offers secure parking or storage. However, what truly sets it apart is the lower ground floor beneath, which has been fully converted into a habitable space. This versatile area is currently used as a gym and workspace, but could equally function as a studio, home office, games room or workshop. With full insulation, heating, and electricity, it adds a significant and valuable dimension to the property.

Principal Bedroom Suite:

Occupying a prime spot at the rear of the house, the principal bedroom suite offers stunning elevated views of the city and beyond to the South Downs National Park. With ample built-in wardrobe space, this room provides luxurious accommodation, easily fitting a king-size bed and additional furniture.

The en suite shower room is styled in neutral stone tones, with dual basins, a heated towel rail, and a double-width power shower (not rainfall). It's a peaceful and elegant retreat at the end of each day.

Bedrooms 2-4 & Family Bathroom:

The remaining four bedrooms, all doubles, are accessed via a galleried landing. Each is generous in size with built-in storage, plush carpets, and leafy views from large, double-glazed windows.

Bedroom two benefits from its own modern en suite shower room, fitted with white gloss vanity units, power shower, and contemporary fittings, while the remaining bedrooms share a large family bathroom, finished in a classic monochrome palette. This includes a freestanding, double-ended bathtub, a separate rainfall shower, and high-quality tiling, creating a space that is both stylish and functional.







Vendor's Comments:

"This was the ideal family home for us, and we chose the location specifically for the schools where our children excelled at every stage. They also enjoyed their independence as they grew with excellent connections into the city by bus, train or car.

With so much space, we have enjoyed entertaining both inside and out where the views are breathtaking and the unique position on the hill gives us maximum light but also maximum privacy.

We are perfectly positioned between the city, the sea and the countryside, so you get the best of all worlds, and as a commuter for many years, it was perfect having the station just 10-minutes away on foot. We simply no longer need the space, but we will miss it here."

Education:

Primary Schools: Balfour Primary, Westdene Primary

Secondary Schools: Varndean, Dorothy Stringer, Cardinal Newman RC

Sixth Form: Varndean College, BHASVIC, Newman College

Private: Brighton College, Lancing College Prep, Windlesham Prep

Good to Know:

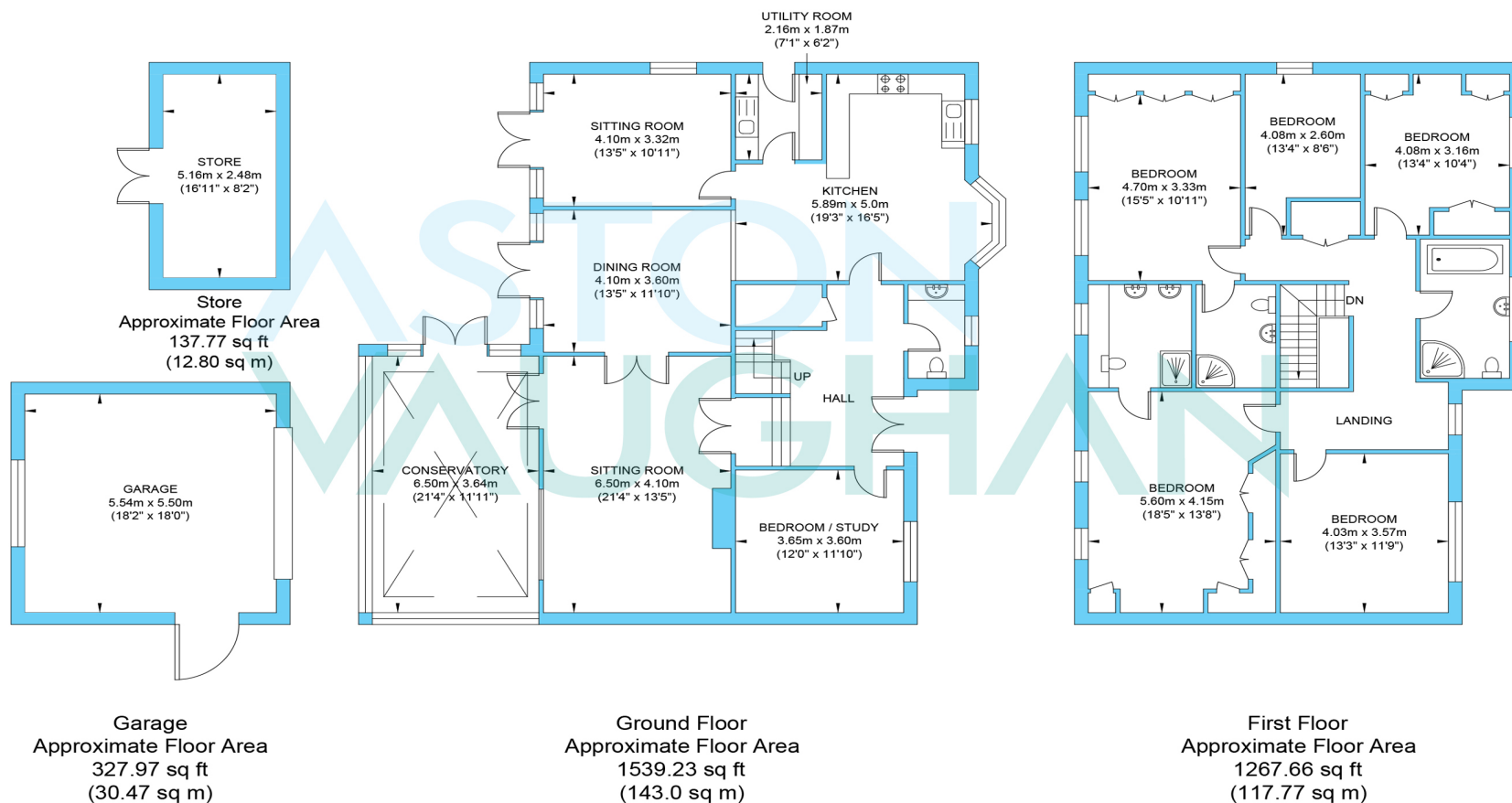
Despite its tranquil and leafy setting, the property is extremely well-connected. Brighton's Georgian lanes, theatres, and shopping districts are within easy reach, and Preston Park Station (a 10-minute walk) offers direct trains to London in just over an hour.

The clean beaches of Brighton & Hove are only 15 minutes away (or six minutes by train), while the South Downs National Park is on your doorstep – perfect for walking, cycling, or long pub lunches.

This home offers an ideal balance of space, privacy, convenience and lifestyle – a true gem in one of the city's most prestigious areas.



Surrenden Crescent



Approximate Gross Internal Area (Excluding Garage & Store) = 260.77 sq m / 2806.89 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.