



- Ground Floor Purpose Built Flat
- Long Lease (976 Years)
- Modern Kitchen & Bathroom
- Separate WC
- No Onward Chain
- Two Double Bedrooms
- Good Size Lounge
- Garage
- Popular Location

## Surrenden Road, Brighton

Price: £275,000 Leasehold



**Ground Floor**  
Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

Surrenden Lodge sits in one of Brighton's most desirable residential pockets. Positioned on Surrenden Road, the location enjoys a peaceful, tree-lined setting while remaining close to the city's best amenities. You're a short walk from Preston Park – one of Brighton's largest green spaces – perfect for running, dog walking, weekend picnics and the annual Brighton Festival events.

Transport links are strong: Preston Park mainline station is nearby with frequent services into London and the South East, and regular buses run along Preston Road and the London Road corridor, connecting you quickly to the seafront, city centre and universities.

Local shopping, cafes and eateries on Preston Drive and Fiveways give everyday convenience without the hustle of central Brighton. You're also well placed for good schools and community facilities, making the area popular with professionals, families and downsizers alike.

Green spaces, local services and excellent connectivity blend to make Surrenden Lodge's address quiet and residential, yet practical for modern city living.

Lease Length - 976 Years  
Share of Freehold  
Service Charge £1,500 Per Year Approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	