



57 Surrenden Lodge, Surrenden Road, Brighton, BN1 6QB

**Spencer
& Leigh**

57 Surrenden Lodge, Surrenden Road,
Brighton, BN1 6QB

£1,195 Per Month -

- Spacious two bedroom flat
- Located on the top floor
- Good size lounge/dining room
- Kitchen with plenty of storage
- White bathroom suite
- Pleasant westerly views
- GCH & double glazed windows
- Available late July, unfurnished
- Popular location near park
- Viewing recommended

This spacious two bedroom flat is ideally located on the top floor of Surrenden Lodge and benefits from beautiful westerly views. The flat itself features a good size lounge/dining room, a kitchen with plenty of storage space, a bathroom and a separate cloakroom. Decorated to a neutral theme, the bright and airy accommodation benefits from gas fired central heating and double glazed windows. Available from late July 2021, the flat is offered on an unfurnished basis for a long term tenancy. Surrenden Lodge is a well regarded block and has the added benefit of a security door entry phone system and a passenger lift to all floors. Fiveways with its many local amenities the open green space of Preston Park and a mainline railway station are within walking distance.



Surrenden Lodge is situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a main line railway station along with ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Hallway

Living room
20'9 x 12'

Kitchen
12' x 6'1

Bedroom one
13'6 x 10'11

Bedroom two
10'2 x 8'2

Bathroom
6'3 x 6'1

Separate W.C

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out: Spencer & Leigh, 108 Old London Road, Brighton, BN1 8YA

Head north-west on Old London Road towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Continue to follow A23
Go through 1 roundabout

Turn left onto Varndean Road

Turn right onto Surrenden Road

Turn right onto Surrenden Lodge

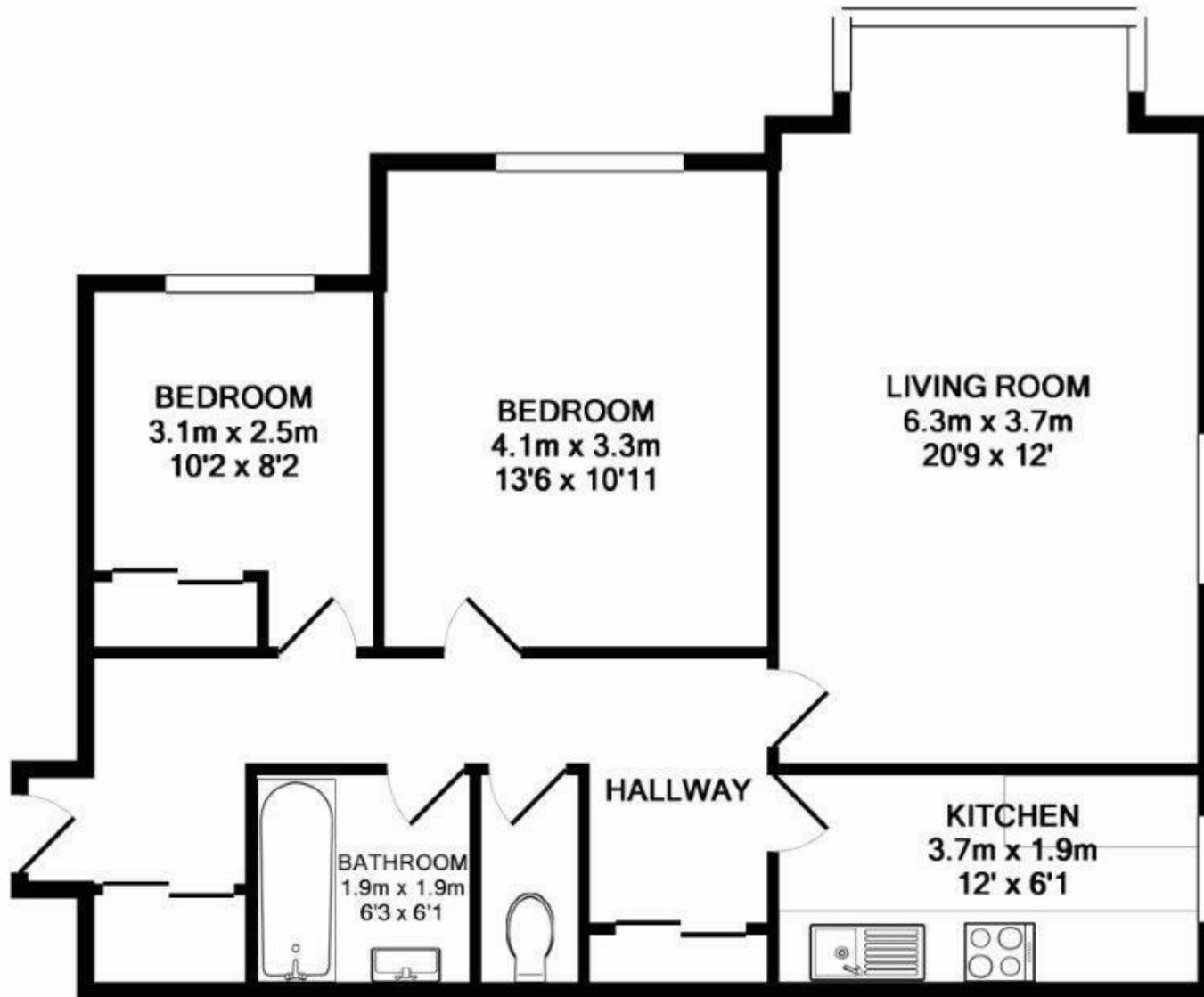
Arrive: Surrenden Lodge, Brighton BN1 6QB

Council:-

Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL APPROX. FLOOR AREA 67.5 SQ.M. (727 SQ.FT.)
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