



27, Beechwood Close, Surrenden, Brighton BN1 8EP

Spencer  
& Leigh

27, Beechwood Close,  
Surrenden, Brighton BN1 8EP

£2,250 Per Month -

- Well presented detached chalet bungalow
- Four good size bedroom split over two floors
- 17' Lounge with bi-fold doors
- Modern integrated kitchen & separate utility room
- Ground floor family bathroom
- En-suite shower room to master bedroom
- Landscaped front & rear garden
- Good size garage & private off road parking
- Available November end, part-furnished
- Viewing highly recommended

Tucked away in this quiet close neighbouring the sought after district of Surrenden, this beautifully presented detached chalet bungalow is not one to be missed! The internal accommodation has been refurbished during recent years and features a neutral contemporary theme throughout. We were impressed by the 17' lounge with bi-fold doors overlooking the rear garden. There is a modern fitted kitchen with integrated appliances and a useful utility room. Three of the bedrooms are situated on the ground floor with the master bedroom being located on first floor with its very own en-suite facilities. The family bathroom and separate cloakroom are sited on the ground floor providing an air of versatility to the property. Beautiful distant views towards the South Downs can be enjoyed from the first floor master bedroom which has french doors overlooking a glass Juliette balcony. The landscaped garden spans around the rear and side of the property and is complimented by a pleasant front garden. There is plenty of off road parking provided by a block paved private driveway which in turn leads in to a larger than usual garage. The accommodation is offered on a part-furnished basis, however if desired can be presented unfurnished, although our landlord would then retain the garage for their own storage. Internal viewing is highly recommended.



Beechwood Close is situated in a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance Hall

Living room  
17'5 x 14'10

Kitchen  
11'10 x 10'

Utility Room  
7'10 x 6'2

Bedroom  
10'11 x 10'

Bedroom  
10' x 8'10

Separate W.C

Bathroom  
8'9 x 5'5

Bedroom  
13'11 x 12'

Landing

Bedroom  
26'2 x 16'9

En-Suite  
7'2 x 5'9

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](http://www.spencerandleigh.co.uk)



Starting out at Spencer & Leigh  
108 Old London Road, Patcham

Turn left onto the A23

At roundabout take the 1st exit onto  
Carden Avenue (signposted  
Hollingbury Ind Estate)

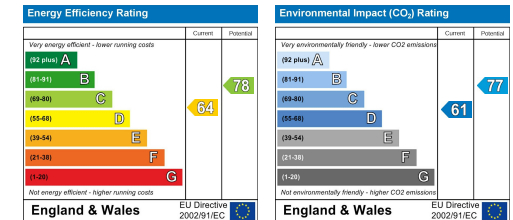
Turn right onto Graham Avenue

Turn right onto Old Farm Road

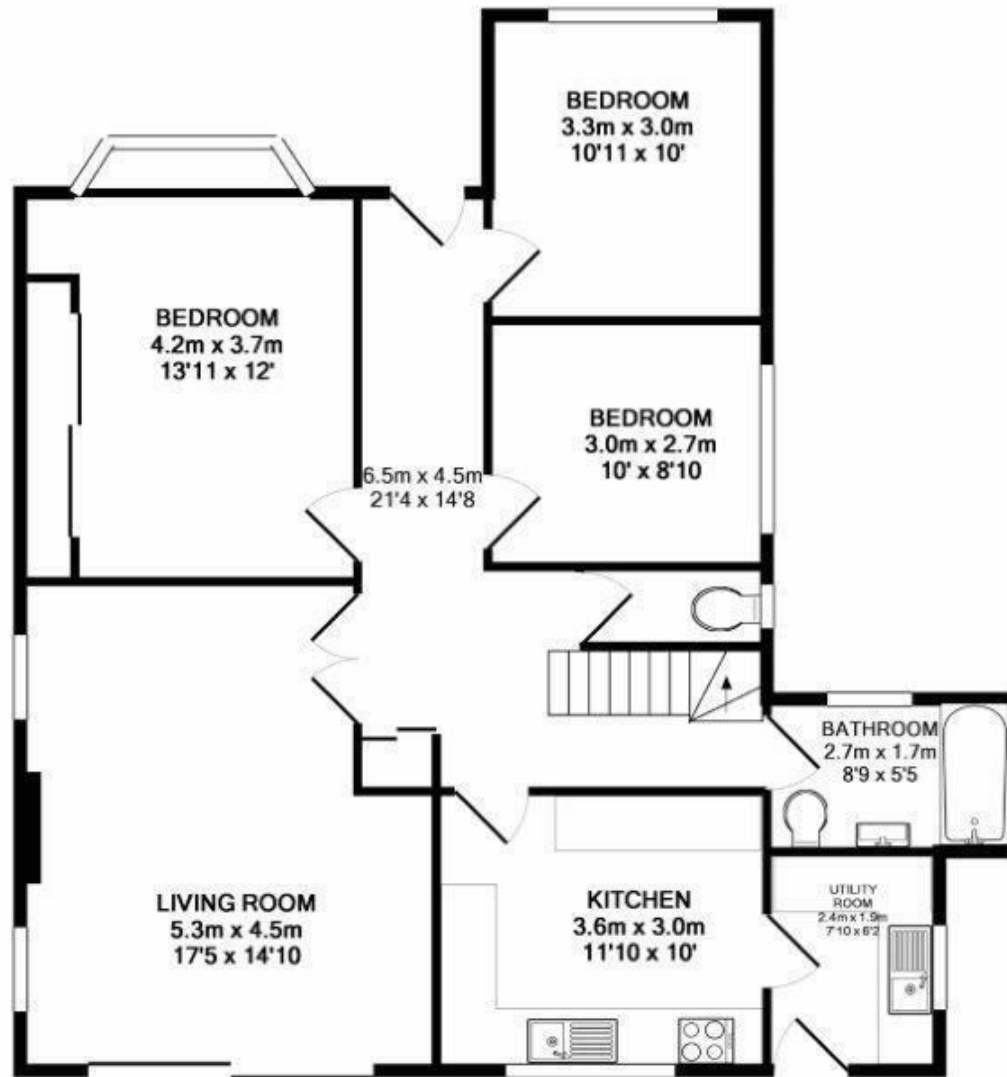
Bear left onto Greenfield Crescent

Turn right onto Beechwood Avenue

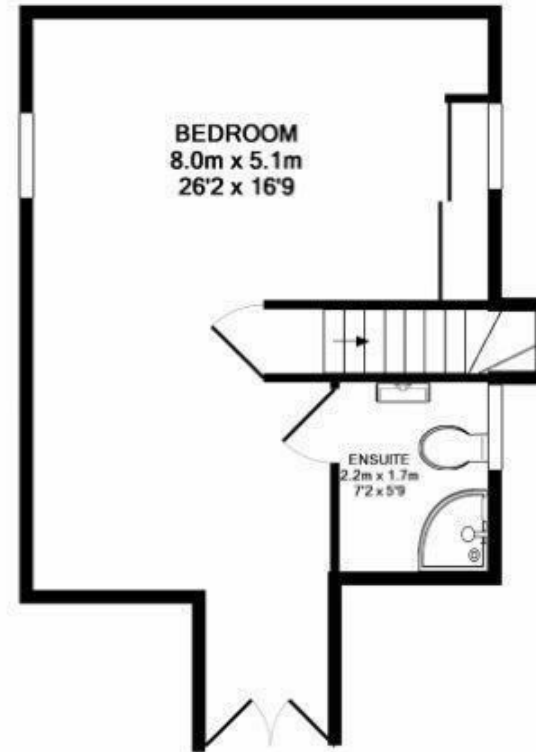
Turn left onto Beechwood Close



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GROUND FLOOR  
APPROX. FLOOR  
AREA 93.3 SQ.M.  
(1005 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.9 SQ.M.  
(376 SQ.FT.)

TOTAL APPROX. FLOOR AREA 128.2 SQ.M. (1380 SQ.FT.)

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