



Price
£550,000

Freehold

4x  2x  1x 

**Carden Avenue,
Brighton, BN1**

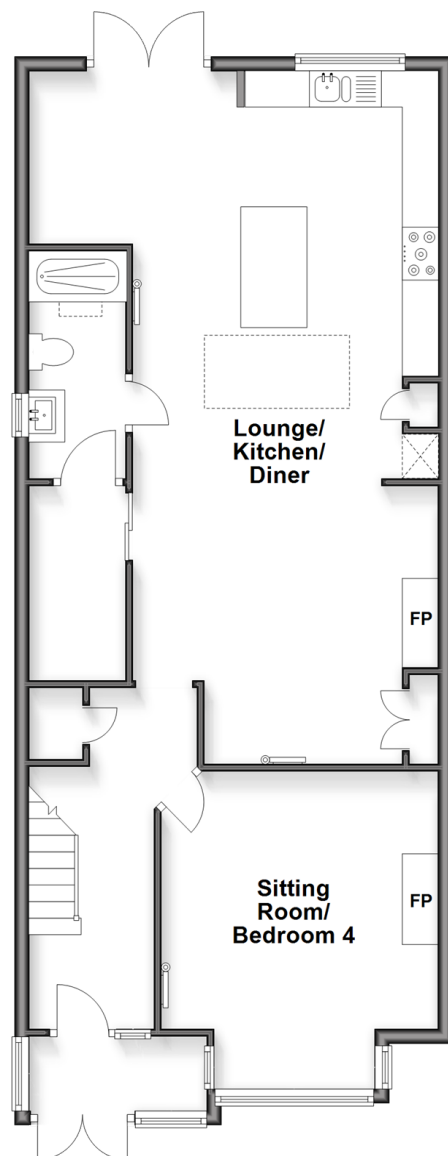
OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards

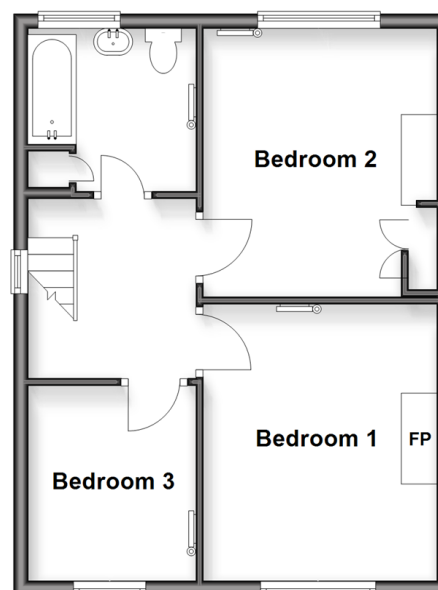
Ground Floor

Approx. 79.7 sq. metres (858.1 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Sitting Room / Bedroom 4: 13'7 into bay x 11'7 (4.14m x 3.53m)

Lounge / Kitchen / Diner: 32'4 x 12'10 (9.86m x 3.91m)

Utility Room: 8'9 x 4'3 (2.67m x 1.30m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 10'8 (3.76m x 3.25m)

Bedroom 2: 12'2 x 9'5 (3.71m x 2.87m)

Bedroom 3: 8'9 x 7'4 (2.67m x 2.24m)

Bathroom

Attic Room: 17'5 x 17'3 (5.31m x 5.26m)

OUTSIDE

Garage & Off Road Parking

Front & Rear Garden



Main features

- Huge, landscaped, Mediterranean style garden
- Handy utility room with toilet and shower
- Separate large sitting room / bedroom with feature bay window
- Vastly extended, open plan lounge / kitchen / diner with beautiful open fire
- Fantastic location, close to local amenities, just up from London Road with direct access to the A7 and A23



Nearest Schools

Primary Schools: Patcham Junior School 0.4 miles, Carden Primary 0.7 miles, Westdene Primary 1.0 miles
Secondary Schools: Patcham High School 0.5 miles, Patcham House Special School 0.6 miles, Dorothy Stringer High School 0.9 miles



Transport Information

Train Stations: Preston Park 1.4 miles, London Road 2.1 miles, Falmer 2.1 miles



Address

Carden Avenue, Brighton, BN1



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



31707789/20260728/TB1/EBO