



135 Carden Avenue, Patcham, Brighton, BN1 8NH

Spencer
& Leigh

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Brighton, BN1 8NH

Price £780,000 - Freehold

- Versatile detached home for growing families
- Potential Air BnB/Annexe/home and income
- Five double bedrooms with fitted storage
- Large open plan living room with exposed brick feature wall
- Open plan split level stylish kitchen/dining room
- Second reception, home office, downstairs shower room
- Jack & Jill shower room and an en-suite bathroom
- Beautifully renovated throughout to a high standard
- Integral double garage with utility area
- Popular location for Patcham High School, shops and bus services

Are you a growing family that needs plenty of rooms and space, while also working from home or looking for a self-contained annexe? Look no further than this stylishly presented property that could be just what you are looking for. As you step into the entrance lobby, you are greeted by the main open-plan living room, featuring an exposed brick feature wall and fireplace. Steps lead down into the vast, split-level, stylish kitchen/dining room, comprising high gloss units and integrated appliances. There is also a useful walk-in pantry cupboard, and double-glazed French doors that open onto the patio garden. Continuing through, you have a second reception room, ideal for teenagers to hang out or could even be used as another bedroom. The next room is currently used as a working home office by the vendor and has two very large double storage cupboards. This room could also be used as another bedroom if needed. Next to these rooms is a fully-fitted modern shower room. Just off the dining room is an internal door that gives you access to the first floor. There is also a useful side external door for another street entrance. Stairs rise to the first floor, where you will find three enormous double bedrooms, all benefiting from built-in storage. Two of the bedrooms share a "Jack and Jill" modern shower room, while the main bedroom has an en-suite modern fitted bathroom. The vendor has previously used the first-floor rooms as an Airbnb. Other points worth mentioning include the large double garage, which has internal access, benefits from power and lighting, and houses the combination boiler that was installed in 2023. At the rear of the garage is a very useful utility area with space and plumbing for a washing machine and tumble dryer, as well as a plumbed-in sink. The outside space has two large patio areas to sit out and enjoy on those Summer days. To appreciate this beautifully renovated home, call us today to arrange a viewing.



Carden Avenue is ideally situated within walking distance of local schools and easy access to the South Downs. There is a regular bus service to the city and network links to London. Local shopping facilities are on the doorstep with a wider selection of shops such as M & S Food, Pets at Home and Asda Superstore also nearby.



Entrance
 Entrance Hallway
 Lounge
 22'10 x 13'10
 Dining Area
 15'7 x 15'1
 Kitchen
 12'7 x 10'5
 Utility Room
 5'6 x 2'8
 Bedroom
 13'8 x 10'3
 Bedroom
 11'10 x 10'9

G/f Shower Room/WC
 Stairs rising to First Floor
 Bedroom
 19'10 x 10'6
 En-suite Bathroom/WC
 Bedroom
 17'5 x 13'2
 En-suite Shower Room/WC

Bedroom
 14'6 x 13'4
 OUTSIDE
 Rear Garden
 Garage

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway & un-restricted on street parking
 Broadband: Standard 9Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

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.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	68
(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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