



135 Carden Avenue, Patcham, Brighton, BN1 8NH

Spencer
& Leigh

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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

Welcome to Carden Avenue, Patcham, Brighton - a stunning detached house offering versatile accommodation for a growing family. This property boasts not only five bedrooms but also two reception rooms, which provides flexible living if you're working from home or need an additional reception room, providing ample space for all your needs.

The split-level kitchen dining room and open-plan living room create a modern and spacious feel, perfect for both family living and entertaining guests. With three bathrooms, including two en-suites, there will be no more morning rush for the bathroom in this household.

Parking is always a premium in Brighton, but fear not, as this property offers parking for vehicles, ensuring convenience for you and your guests. Additionally, the double garage with a utility area provides extra storage space and practicality for any homeowner.

The two large patio gardens are ideal for enjoying the outdoors and hosting summer gatherings. Imagine sipping your morning coffee or hosting a barbecue in these lovely outdoor spaces.

Located close to Patcham Secondary school, this property is perfect for families with children. The convenience of having the school nearby will make the morning school run a breeze.

In conclusion, this property on Carden Avenue is not just a house, but a potential home and income opportunity for Air BnB. Don't miss out on the chance to make this versatile and spacious property your own in the vibrant city of Brighton.



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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