

Spencer
& Leigh



Sunrise, 24 Carden Avenue, Brighton, BN1 8NA

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Guide Price £1,000,000 - £1,100,000
Freehold

- Modern, stylish home arranged over three floors
- Four spacious bedrooms over two floors
- Main bedroom with dressing room & ensuite
- Two further bathrooms with white sanitary ware
- Spacious living room with large windows
- Stunning kitchen/dining room with bi-fold doors
- Modern fitted kitchen units with stone work tops
- Accessed by electric gates, plenty of parking
- Large garden annexe/studio room
- Landscaped rear garden backing onto Withdean Park

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Nestled alongside Withdean Park is this modern, stylish home built over three levels with a stunning roof terrace, garden room/annexe and private parking for several vehicles. Sunrise is a stunning family home which has been built to a high specification by a renowned local builder. The current owner purchased the home from new and is now looking to downsize. Upon arrival at the electric gates you are greeted with this modern design of brick and rendered elevations finished with large glass windows and glazed balconies. There is an impressive entrance hall with a vaulted ceiling, glazed gallery and oversized chandelier. The ground floor features a spacious living room, cloakroom and separate utility room. The hub of the house is an open plan kitchen/dining room with bi-fold doors accessing a paved patio space ideal for entertaining. The kitchen is equipped with modern fitted units, stone work tops and built in appliances. On the first floor there are three good size double bedrooms with one ensuite shower room and separate family bathroom. On the second floor is the main bedroom, dressing room, en-suite and stunning roof terrace with far reaching views and patio space. Outside a matching annexe has been built ideal for a variety of uses. The garden is arranged over three level sections with lawn and surrounded by mature trees. There is a quiet garden space hidden from view giving access to a hot tub which is available to purchase.



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.

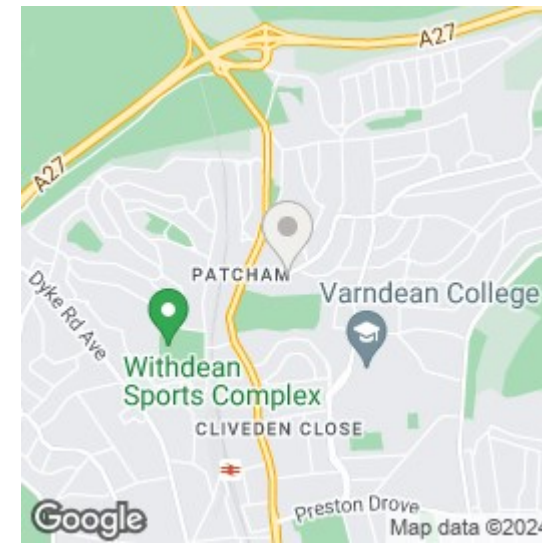


Entrance
 Entrance Hallway
 Living Room
 15'3 x 12'7
 Kitchen/Dining Room
 18'9 x 17'6
 Utility Room
 6'9 x 5'4
 G/f Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 12'7 x 11'3
 Balcony
 En-suite Shower Room/WC
 Bedroom
 12' x 9'2
 Bedroom
 9'11 x 7'10
 Family Bath/Shower Room/WC
 Stairs rising to Second Floor
 Bedroom
 15'2 x 13'9
 Roof Terrace
 Dressing Room
 En-suite Shower/WC
 OUTSIDE
 Rear Garden
 Garden/Annexe
 24'7 x 10'5
 Property Information
 Council Tax Band F: £3,377.19 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Private parking and un-restricted on street parking
 Broadband: Standard 17Mbps, 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:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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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Carden Avenue



Ground Floor
Approximate Floor Area
713.64 sq ft
(66.30 sq m)

First Floor
Approximate Floor Area
621.07 sq ft
(57.70 sq m)

Second Floor
Approximate Floor Area
374.58 sq ft
(34.80 sq m)

Outbuilding
Approximate Floor Area
213.98 sq ft
(19.88 sq m)

Approximate Gross Internal Area = 178.68 sq m / 1923.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.