

138 Carden Hill, Hollingbury, Brighton, BN1 8DD

Spencer  
& Leigh



138 Carden Hill, Hollingbury,  
Brighton, BN1 8DD

Guide Price £375,000 - £400,000 Freehold

- Mid terrace three storey home
- Three double bedrooms
- 13' Lounge overlooking playing fields
- Spacious 14' kitchen/breakfast room
- Modern white bathroom suite
- En-suite shower room
- Private driveway with vehicle parking
- Close to local amenities
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE: £375,000 - £400,000

This three-storey home with three double bedrooms offers stunning views over playing fields towards the South Downs. The house can be accessed from the rear through a private driveway, which provides vehicle parking. The living room is 13' and has a bright aspect, while the fitted kitchen/breakfast room is 14' and has ample space for a dining table and chairs. An internal staircase leads down to the third bedroom, which has its own shower room. On the first floor, there are two double bedrooms and a bathroom. The front garden is private and well-screened behind both a fence and gate, while the rear garden has well stocked borders and a private driveway. We highly recommend viewing this property, which is exclusively available through Spencer & Leigh.



Carden Hill is ideally situated for access to a whole host of amenities including Hollingbury golf course, local shops, a health centre and a regular bus service to and from the city centre. There are added benefits with the nearby stores such as M & S Food, Matalan, Pets at Home, Argos and Asda.



Entrance  
 Entrance Hallway  
 Living Room  
 13'6 x 11'1  
 Kitchen/Breakfast Room  
 14'3 x 12'  
 Stairs to Lower Ground Floor  
 Bedroom  
 20'7 x 13'4  
 En-suite Shower Room/WC  
 Stairs rising to First Floor  
 First floor landing

Bedroom  
 14'3 x 11'7  
 Bedroom  
 11'8 x 8'8  
 Family Bathroom  
 7'10 x 5'7

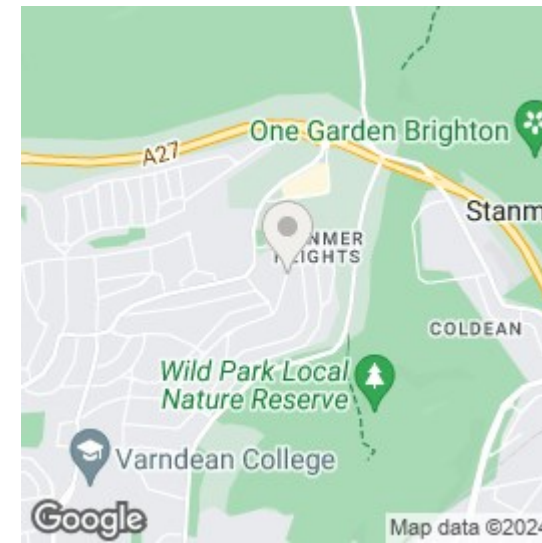
OUTSIDE  
 Rear Garden  
 Rear Parking

Property Information  
 Council Tax Band C: £2,078.28 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Private Driveway & un-restricted on street parking  
 Broadband: Standard 6 Mbps, Superfast 76 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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**TOTAL APPROX. FLOOR AREA 92.1 SQ.M. (991 SQ.FT.)**

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