



79B Carden Hill, Hollingbury, Brighton, BN1 8AA

Spencer
& Leigh

79B Carden Hill, Hollingbury,
Brighton, BN1 8AA

Offers In The Region Of £550,000 - Freehold

- Modern semi detached home
- Three bedrooms
- Arranged over three floors
- Excellent open plan living/kitchen/dining room
- Main bedroom with walk in dressing room
- Well presented throughout
- Stunning panoramic views
- Separate utility room
- Low maintenance rear garden
- Internal inspection highly recommended

This modern three-bedroom semi-detached home boasts fantastic views towards the South Downs and is arranged over three floors. It features a stylish fitted kitchen with high gloss units and integrated appliances, a separate utility room with matching fitments, contemporary white bathroom, and a ground-floor cloakroom. The property also includes double glazing, gas central heating, smooth plastered walls and ceilings, and downlighting in some rooms.

The ground floor is open plan with a spacious lounge/dining room and dual opening doors to the rear garden offering panoramic views. The kitchen is also open plan to the living area, both benefitting from under floor heating. The main bedroom features a walk-in dressing room and fantastic views, which are almost as good as the L-shaped bedroom on the top floor with its large 'Velux' roof light.

Outside, there is a good-sized paved patio with retaining brick and sleeper walls, as well as bin and bike storage at the front and additional storage in the garden. We highly recommend an internal inspection to fully appreciate this wonderful home.



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
 Bedroom
 11'7 x 10'1
 Bedroom
 11'5 x 9'6
 Walk in Dressing Room
 6'2 x 5'9
 Family Bathroom
 Stairs lowering to Ground Floor

Living Room
 26'8 x 20'11

Kitchen
 6'3 x 5'10

Cloakroom/WC

Stairs rising to Top Floor

Bedroom
 17'1 x 12'1

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast

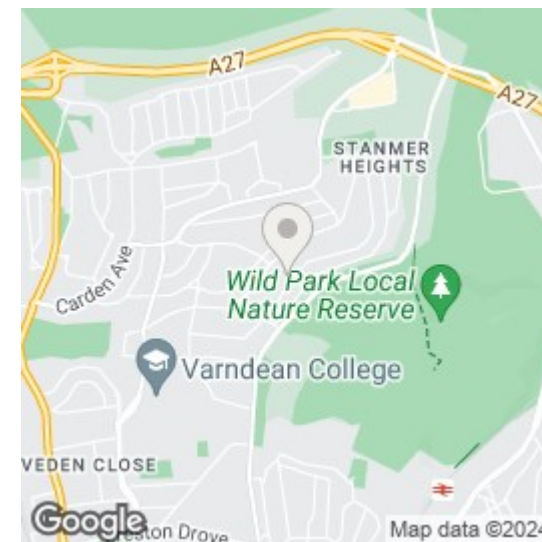
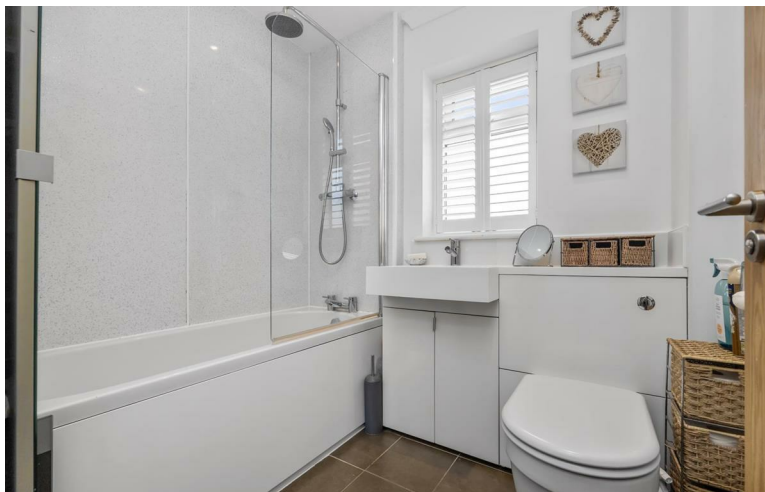
1000Mbps available (OFCOM checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk

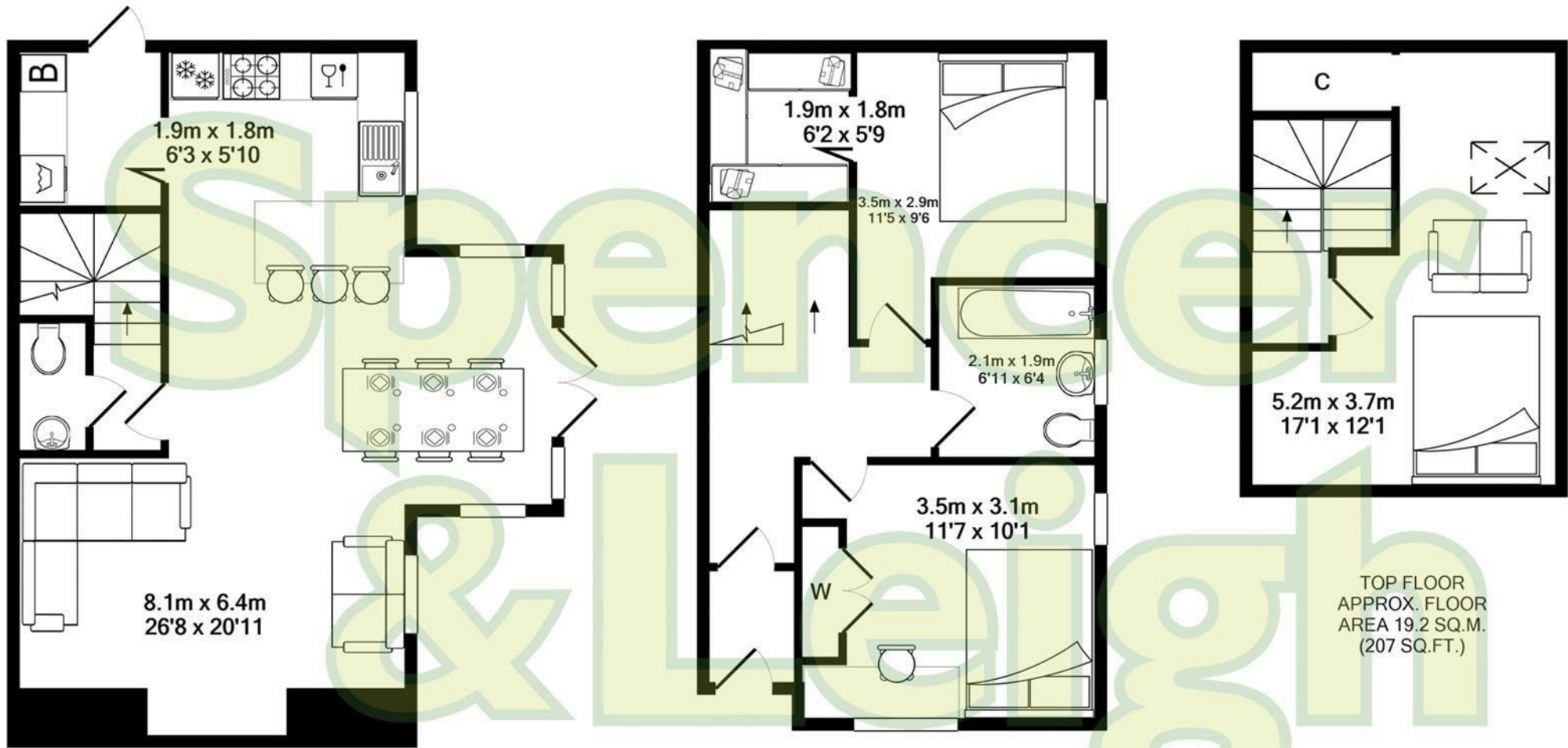


Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(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	

**Spencer
& Leigh**



GROUND FLOOR
APPROX. FLOOR
AREA 41.2 SQ.M.
(444 SQ.FT.)

ENTRANCE LEVEL
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)

TOP FLOOR
APPROX. FLOOR
AREA 19.2 SQ.M.
(207 SQ.FT.)

NOT TO SCALE - FOR LAYOUT PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 96.8 SQ.M. (1042 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020