



23, Carden Crescent, Brighton, BN1 8TQ

Spencer
& Leigh

23, Carden Crescent,
Brighton, BN1 8TQ

£1,750 PCM -

- Well presented semi detached home
- Two double bedrooms
- Spacious kitchen/breakfast room
- White bathroom suite
- Pleasant roof top views
- Landscaped rear garden
- Gas fired central heating and double glazed windows
- Available early September, unfurnished
- Popular location within Patcham
- Viewing most highly recommended

Located in the heart of Patcham, this well presented semi detached home is offered to let in excellent condition and early internal viewing can not be recommended enough! Upon entering, a pleasant lounge which has a dual aspect, feature fireplace (not in use) and access to the rear garden provides an appealing area to relax and entertain friends. The kitchen is a good size with integrated appliances and space for a breakfast table, conveniently, there is a small lean to providing additional storage space. Both bedrooms are good size double rooms and there is a bathroom comprising a white suite with a shower over the bath. The landscaped rear garden is predominantly lawn with a feature decked area to the rear which makes the most of the daily sunshine. Available early September, the property will be let unfurnished on a long term basis. Local convenience stores in addition to Asda, M & S Foodhall and popular schools can be easily accessed nearby. Our landlord has requested NO PETS. COUNCIL TAX BAND C.



Entrance Hall

Kitchen
11'10" x 13'6"

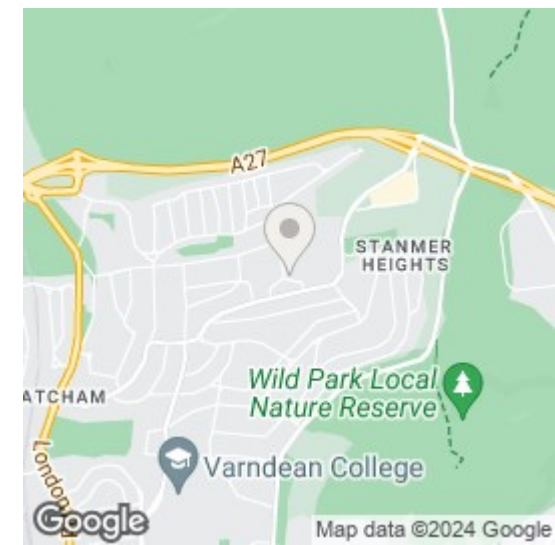
Living Room
9'8" x 16'3"

Bedroom 1
9'8" x 16'2"

Bedroom 2
9'0" x 7'6"


Bathroom

Garden



Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating

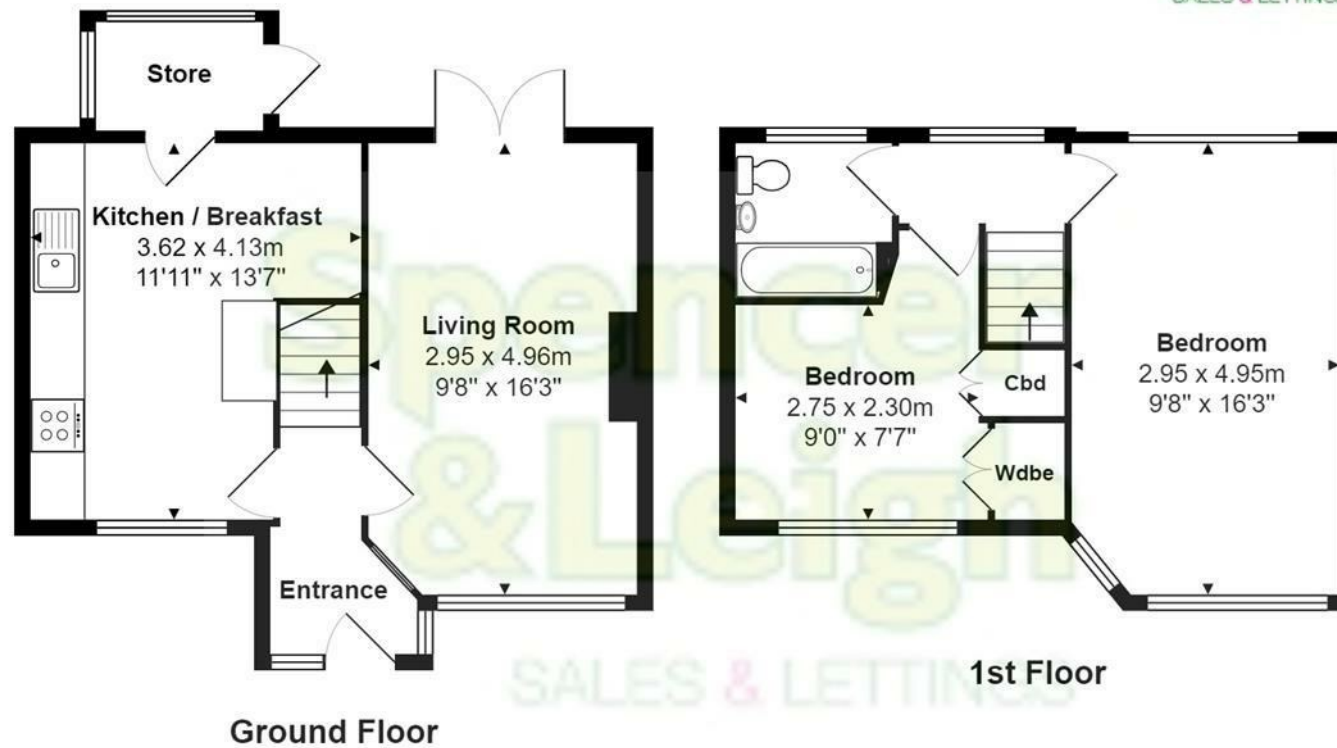
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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Total Area: 65.0 m² ... 699 ft²

All measurements are approximate and for display purposes only